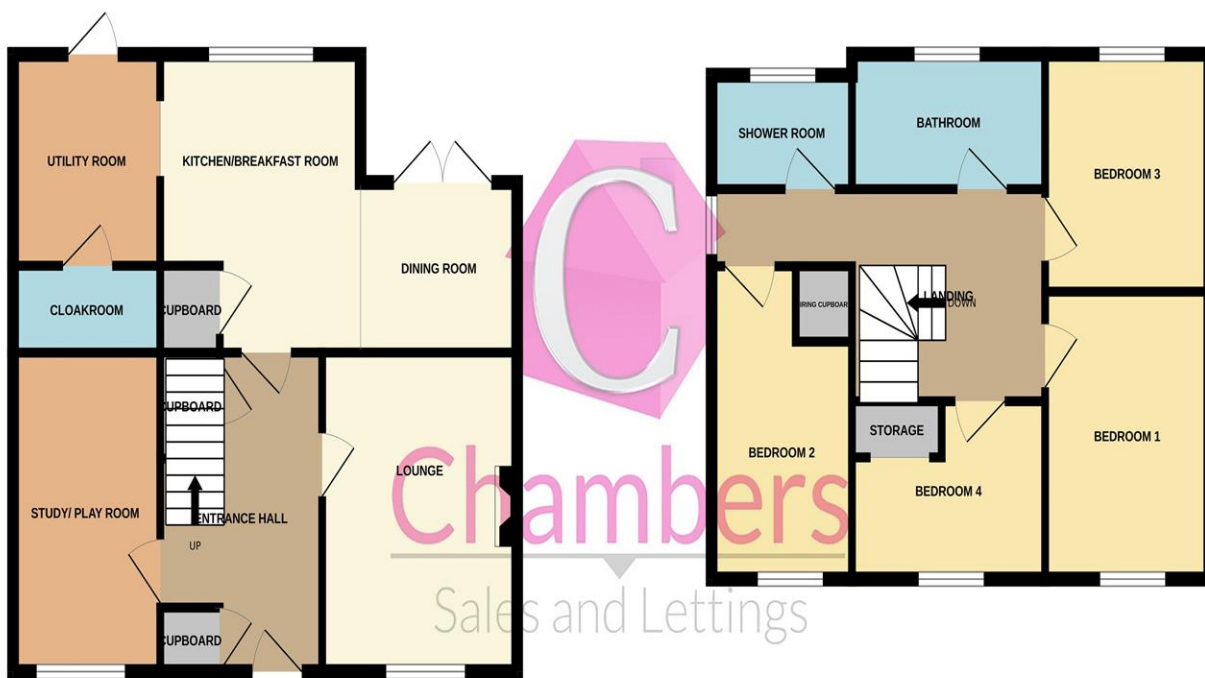




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





9 The Glebe Stubbington Fareham PO14 2PA

£485,000

A well extended and much improved four bedroom detached house situated at the end of a popular and rarely available Cul-De-Sac within walking distance to the local beach and great school catchments. The property offers three double and a well proportioned single bedroom, open plan Kitchen/Breakfast room to dining room, Lounge and home office along with Utility room, downstairs cloakroom and both family bathroom and shower room. Outside there is driveway parking for 2/3 cars, fully enclosed rear garden, and if required rear vehicular access (the current owner removed the garage at the rear of the property to make a larger garden).

Front Door

Into:

Entrance Hallway

Skimmed covered ceiling, access to under stairs storage cupboard, access to storage cupboard, radiator. Doors to:

Home Office 16' 0" x 6' 6" (4.876m x 1.986m)

Skimmed covered ceiling, window to front elevation, radiator.

Lounge 13' 0" x 11' 8" (3.960m x 3.565m)

Skimmed covered ceiling, window to front elevation, feature fire surround, radiator.

Kitchen/Breakfast Room 16' 4" x 8' 9" (4.970m x 2.673m)

Skimmed covered ceiling, window to rear elevation, re-fitted range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, built in twin ovens, hob and canopy hood, integrated fridge/freezer, microwave oven and dishwasher, breakfast bar and seating area, access to storage cupboard. Open to:

Dining Room 9' 10" x 9' 2" (2.992m x 2.803m)

Skimmed covered ceiling, French style doors to rear garden, radiator.

Utility Room 6' 11" x 6' 7" (2.099m x 1.994m)

Skimmed covered ceiling, door to rear garden, fitted wall and base unit with work surface over, plumbing for washing machine, space for tumble drier.

Downstairs Cloakroom

Skimmed covered ceiling, extractor fan, W.C, pedestal wash basin.

First Floor Landing

Skimmed covered ceiling, access to roof void via pull down loft ladder (boarded with light), access to shelved cupboard. Doors to:

Bedroom 1 12' 2" x 10' 3" (3.707m x 3.119m)

Skimmed covered ceiling, window to front elevation, radiator.

Bedroom 2 10' 10" x 10' 5" (3.304m x 3.180m)

Skimmed covered ceiling, window to rear elevation, radiator.

Bedroom 3 10' 9" min x 7' 1" (3.267m x 2.147m)

Skimmed covered ceiling, window to front elevation, radiator.

Bedroom 4 9' 0" max x 7' 7" (2.747m x 2.300m)

Skimmed covered ceiling, window to front elevation, built in wardrobe, radiator.

Family Bathroom 7' 7" x 5' 5" (2.321m x 1.644m)

Skimmed ceiling, window to rear elevation, suite comprising panel bath with independent shower over, W.C, pedestal wash basin, shaver point, heated towel rail.

Family Shower Room 7' 1" x 4' 5" (2.158m x 1.352m)

Skimmed covered ceiling, window to rear elevation, suite comprising Quad shower cubicle, W.C, pedestal wash basin, extractor fan, heated towel rail.

Outside

Driveway

Offering off road parking for 2/3 cars.

Rear Garden

A fully enclosed rear garden, laid to lawn with further areas laid to paved patio and raised decking, space for garden shed, raised sleeper borders, outside tap and lighting, side pedestrian gateway.

Rear Vehicular Access

The current owner has removed the garage that was sited towards the end of the plot, if required there is potential to rebuild subject to the appropriate permissions.

9 The Glebe

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax E. Broadband & Mobile Phone reception, the vendor uses both without issue however you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk> The vendor has experienced no flooding issues and is not aware of any planning applications that will impact her property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY

Phone: 01329 665700, Email: stubbington@chambersagency.co.uk

These particulars are believed to be correct and have

www.chambersestateagency.com