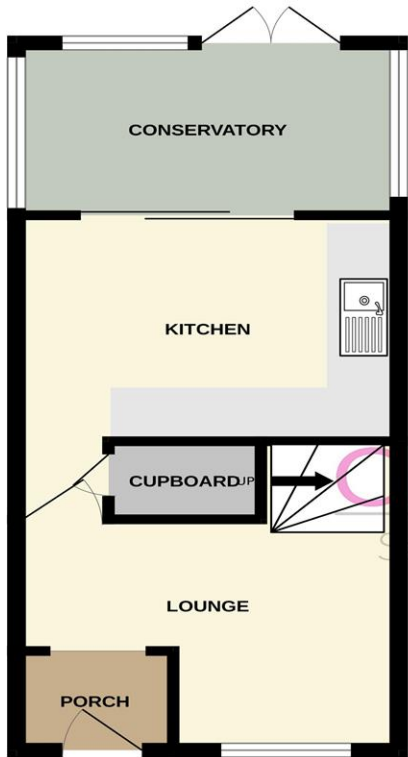
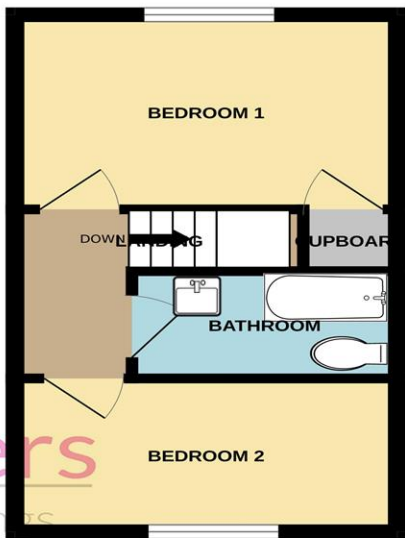




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, and other, items and any other items are approximate and no responsibility is taken for any error.

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





30 Vixen Close Stubbington Fareham PO14 3ST

Guide Price £266,000

FULLY REDECORATED & NEW BOILER! A Two bedroom staggered terrace property situated in a pleasant cul-de sac convenient to local beaches and Stubbington Village. The property offers, conservatory, kitchen/dining room, lounge, two double bedrooms and bathroom. Other benefits include a fully enclosed landscaped low maintenance rear garden, garage in a block and offered with NO FORWARD CHAIN! This would make an ideal first time home or investment. Contact Chambers today to book a viewing. 01329 665700.

Front Door

Into:

Entrance Porch

Access to meters cupboard, Skimmed ceiling, Open to:

Lounge 13' 9" x 12' 1" (4.18m x 3.69m)

Skimmed ceiling, PVCu double glazed window to front elevation, telephone point, television point, radiator, stairs to first floor. Door to:

Kitchen/Dining Room 12' 3" x 9' 4" (3.73m x 2.85m)

Skimmed ceiling with spot lights, re-fitted range of wall and base/drawer units with work surface over, space for oven, inset sink, plumbing for washing machine, space for fridge/freezer, radiator, access to under stairs cupboard, sliding patio doors open to:

Conservatory 10' 8" x 7' 1" (3.25m x 2.15m)

Constructed from brick under a glass roof and PVCu double glazed elevations, radiator, french doors open to rear garden.

First Floor Landing

Skimmed ceiling, access to loft, radiator, doors to:

Bedroom 1 12' 4" x 9' 1" (3.75m x 2.77m)

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator, access to cupboard.

Bedroom 2 12' 0" x 8' 8" (3.66m x 2.64m)

Skimmed ceiling, PVCu double glazed window to front elevation, radiator.

Bathroom 9' 1" x 5' 0" (2.78m x 1.53m)

Skimmed ceiling, re-fitted suite comprising panel bath with shower over, WC, wash basin, heated towel rail, extractor fan, tiled.

Outside

Frontage

Mainly laid to lawn, shrubs and rose bushes with path leading to front door.

Rear Garden

A fully enclosed low maintenance rear garden mainly laid to Astro turf and paved areas. Rear gate leading to:

Garage

Garage in a near by block, up and over door.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY
Phone: 01329 665700, Email: stubbington@chambersagency.co.uk

www.chambersestateagency.com