



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.5 sq.m.) approx.
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.

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





25 Burnt House Lane Stubbington Fareham PO14 2LP

£365,000

A beautifully presented and much improved two bedroom semi detached bungalow and short distance from the village centre. The property has many attractive benefits including fitted kitchen/dining room with Oak woodblock work surfaces, window shutters and private rear garden. Other features include driveway parking with double vehicular access gates leading to detached garage and immaculate decoration throughout.

Front Door

Into:

Entrance Porch

Skimmed ceiling, storage cupboards. Door to:

Lounge 14' 3" x 10' 0" (4.345m x 3.060m)

Skimmed covered ceiling, window to front elevation, fitted low level storage cupboards, designer vertical radiator.

Kitchen/Dining Room 14' 9" x 9' 0" (4.508m x 2.738m)

Skimmed covered ceiling, window to front and side elevations, fitted range of wall and base units with Oak woodblock work surfaces over, inset 1 1/2 bowl sink with mixer taps, built in oven, hob and canopy hood over, plumbing for washing machine, space for under counter fridge and freezer, space for dining table and chairs, wall mounted combination boiler, feature designer vertical radiator.

Inner Hallway

Coved ceiling, 2 x storage cupboards, access to roof void via pull down loft ladder (partially boarded with light), radiator, door to rear garden. Doors to:

Bedroom 1 11' 6" x 10' 7" (3.504m x 3.235m)

Coved ceiling, window to rear elevation, built in double wardrobe, further single door cupboard, radiator.

Bedroom 2 9' 2" x 8' 2" (2.785m x 2.496m)

Coved ceiling, window to rear elevation, built in cupboard, radiator.

Family Bathroom 7' 11" x 5' 11" (2.408m x 1.804m)

Skimmed covered ceiling, window to side elevation, extractor fan, suite comprising panel bath with independent shower over, W.C, pedestal wash basin, complimentary tiling, heated towel rail.

Outside

Front Garden

Laid to lawn with flower borders.

Driveway

Offering off road parking, continuing behind double vehicular access gates. Leading to:

Detached Garage 16' 0" x 8' 1" (4.888m x 2.462m)

Up and over door.

Rear Garden

A fully enclosed garden offering a great degree of privacy, mainly laid to lawn with mature shrub borders, further are laid to raised decking, with area immediately behind the property laid to a concrete patio area.



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