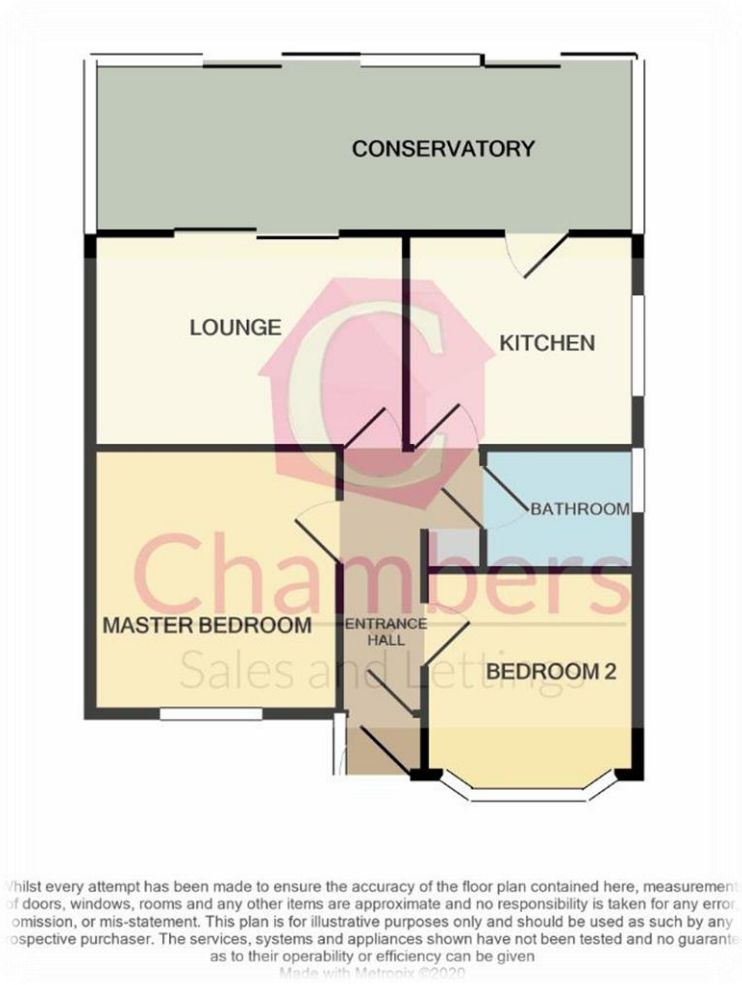




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 SALES & LETTINGS



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

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.





18 Harold Road Stubbington Fareham PO14 2QN

£375,000

NO FORWARD CHAIN! A two bedroom detached bungalow that requires a little updating but has the benefit of a well proportioned mature rear garden, garage and frontage that could be utilised for driveway parking. Situated convenient to the village the property offers bags of potential to extend and improve. We have keys available in the office so call today and arrange your internal viewing.

Front Door

Into:

Entrance Porch

Entrance Hallway

Access to storage cupboard, radiator. Doors to:

Lounge 13' 11" x 10' 6" (4.234m x 3.206m)

Picture rail, patio doors to conservatory, television aerial point, telephone point, radiator.

Kitchen 10' 1" x 8' 4" (3.071m x 2.538m)

Window to side elevation, door and window to conservator, wall and base units with work surface over, inset sink with mixer taps, space for slot in cooker and fridge/freezer, plumbing for washing machine.

Conservatory 23' 7" x 6' 3" (7.176m x 1.893m)

With poly carbonate roofing 2 x sets of patio doors to rear garden.

Bedroom 1 10' 4" x 10' 0" (3.137m x 3.037m)

Window to front elevation, radiator.

Bedroom 2 9' 0" x 8' 6" (2.745m x 2.599m)

Bay window to front elevation, radiator.

Bathroom 5' 10" x 5' 7" (1.776m x 1.693m)

Window to side elevation, suite comprising panel bath with independent shower over, pedestal wash basin, W.C, radiator.

Outside

Front Garden

Enclosed by brick walling and laid to low maintenance paving. Agents Note: This area would be ideal for creating further parking.

Rear Garden

A fully enclosed area laid mainly to lawn with apple tree and borders, further area laid to patio, hard standing for garden shed and summer house, personal door into garage.

Detached Garage

Accessed via shared driveway. Up and over door, power and light, personal door to rear garden.

18 Harold Road

EPC D Traditional construction under a tiled roof, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : C Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/> The vendor has experienced no flooding in the past 5 years The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

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.



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