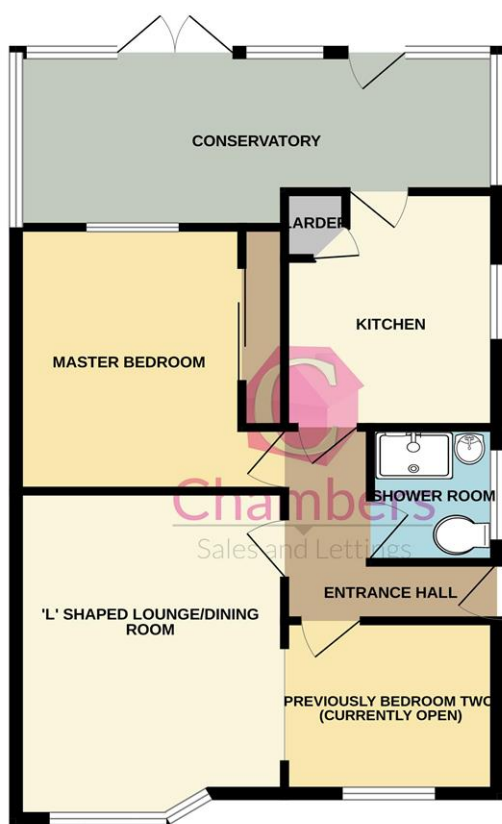




GROUND FLOOR



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





**86 Queens Crescent, Stubbington
Fareham, PO14 2QQ**

£300,000

If you are looking for a bungalow that's walking distance to the village with a private long rear garden and potential to extend/ improve, call us today. This two bedroom bungalow requires TLC but is offered with no forward chain. The property has a conservatory, shower room and detached garage and boasts lots of potential. Call our friendly sales team today on 01329 665700.

Front Door

Into:

Entrance Hall

Textured ceiling, access to electric meters, loft void, doors to:

Lounge

Lounge 15' 3" x 12' 9" (4.64m x 3.89m)

Textured ceiling, PVCu double glazed bay window to front elevation, gas fire, open to:

Dining Room/Bedroom 2 9' 3" x 7' 9" (2.81m x 2.37m)

Textured ceiling, PVCu double glazed window to front elevation, electric heater. Agent note: This room has been knocked through to make a 'L' shaped Lounge/Dining Room. A stud wall would need to be added to current Bedroom 2.

Shower Room 6' 5" x 5' 6" (1.95m x 1.68m)

Textured ceiling, PVCu double glazed window to side elevation, suite comprising shower cubicle, heated towel rail, vanity wash basin, WC, extractor fan.

Bedroom 1 13' 3" x 11' 1" (4.05m x 3.38m)

Textured ceiling, PVCu double glazed window to rear elevation, fitted wardrobes.

Kitchen 10' 3" x 9' 2" (3.12m x 2.80m)

Textured ceiling, PVCu double glazed window to side elevation, fitted range of base/drawer units with work surface over, inset sink, gas hob with hood over, larder cupboard, space for fridge/freezer.

Conservatory 20' 2" x 8' 8" (6.15m x 2.63m)

Constructed under a poly-carbonate roof, with rear and side elevations, french doors and single door open to rear garden, plumbing for washing machine and dishwasher.

Outside

Front Garden

A low maintenance front garden with a brick wall surround, Astro turf with slate boarders. Leading to:

Detached Garage

Rear Garden

A large than average enclosed rear garden mainly laid to lawn with shrubs and patio area, side gate access. Offering privacy and sun all throughout the day.



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