

Situated in a popular location near Stubbington village is this two bedroom semi-detached bungalow with private driveway, enclosed rear garden and recently installed wet room. Offered for sale with no forward chain.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Door to:

**Lounge** 15' 1" x 12' 1" (4.59m x 3.68m) maximum measurements  
Double glazed bay window to front elevation, electric fireplace.

**Bedroom One** 12' 9" x 9' 0" (3.88m x 2.74m) plus wardrobes  
Double glazed window to rear elevation overlooking the rear garden, built in wardrobes with sliding doors.

**Bedroom Two** 9' 1" x 7' 8" (2.77m x 2.34m)  
Double glazed window to front elevation.

**Wet Room** 5' 10" x 5' 5" (1.78m x 1.65m) maximum measurements  
Obscured double glazed window to side elevation, close coupled WC, pedestal wash hand basin, mains shower, chrome ladder-style radiator.

**Kitchen** 10' 0" x 8' 10" (3.05m x 2.69m)  
Double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, sink unit, built in larder cupboard, space for cooker and fridge freezer, opening to:

**Conservatory** 9' 4" x 5' 11" (2.84m x 1.80m)  
Double glazed windows and door to rear garden, space and plumbing for washing machine, space for breakfast table and chairs.

**Outside**

The rear garden is enclosed by wooden panelled fencing, mainly laid to lawn with planting to borders, shed to remain. Gate to side driveway providing access to front and off road parking. The front of the property is also laid to lawn.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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£340,000

34 Beresford Road, Stubbington, PO14 2QT

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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