

Situated in a desirable cul-de-sac within the popular Stubbington area, this rarely available bungalow is presented in excellent condition throughout. The property offers well-proportioned accommodation, complemented by an attractive conservatory overlooking the beautifully maintained gardens.

The Accommodation Comprises
UPVC double glazed sliding door to:

Entrance Hall
UPVC double glazed door to:

Entrance Hallway
Radiator, access to loft space, Karndean style flooring, storage cupboard.

Lounge 16' 3" x 11' 8" (4.95m x 3.55m)
UPVC double glazed window to rear elevation, two radiators, coved ceiling, door to

Kitchen 10' 3" x 6' 10" (3.12m x 2.08m)
Fitted with a range of base and eye level units, roll top work surface, one and a half bowl stainless steel sink unit with mixer tap, space for oven, space for fridge/freezer, space and plumbing for washing machine, wall mounted boiler, wall mounted boiler, UPVC double glazed window to side elevation.

Conservatory 19' 2" x 9' 5" (5.84m x 2.87m)
UPVC double glazed window and door to rear garden, base cupboard units with work surface over, polycarbonate roof, radiator.

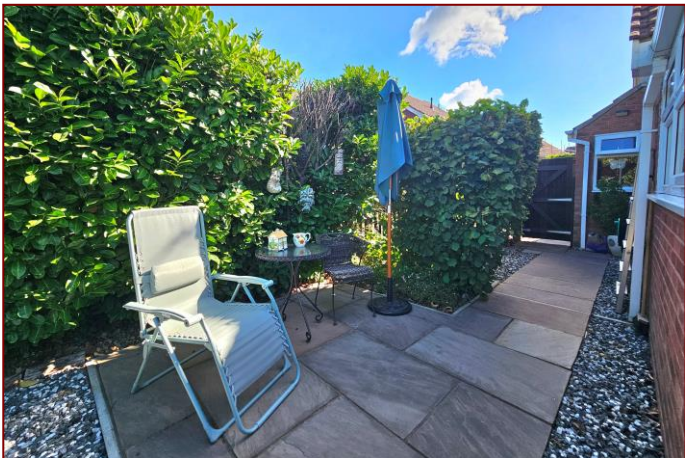
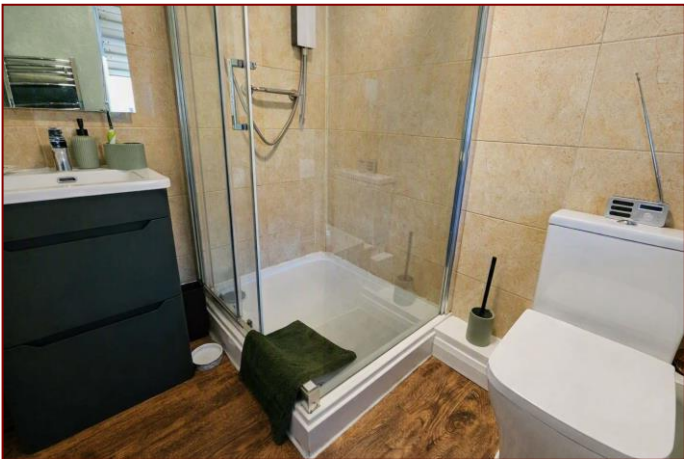
Bedroom One 13' 6" x 8' 8" (4.11m x 2.64m)
UPVC double glazed window to front elevation, radiator, Karndean style flooring, fitted wardrobe.

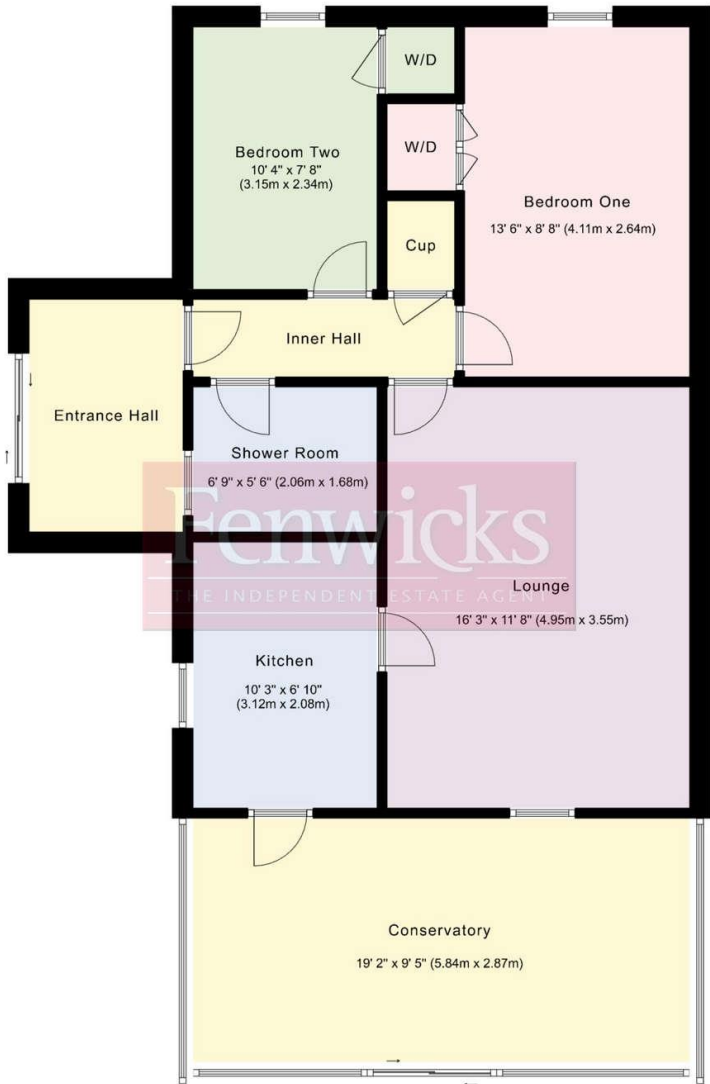
Bedroom Two 10' 4" x 7' 8" (3.15m x 2.34m)
UPVC double glazed window to front elevation, radiator, Karndean style flooring, fitted wardrobe.

Shower Room 6' 9" x 5' 6" (2.06m x 1.68m)
Obscured UPVC double glazed window to side elevation. Close coupled WC, wash hand basin set in vanity drawer unit, corner shower cubicle, Karndean style flooring.

Outside
The property enjoys delightful gardens to the front, side and rear. Attractive shrubs and bushes, various paved seating areas, side pedestrian access. There is also a garage situated in a block.

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£319,995
Blankney Close, Stubbington, Fareham, PO14 3RX

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT