



While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Trade and Marketing Only.



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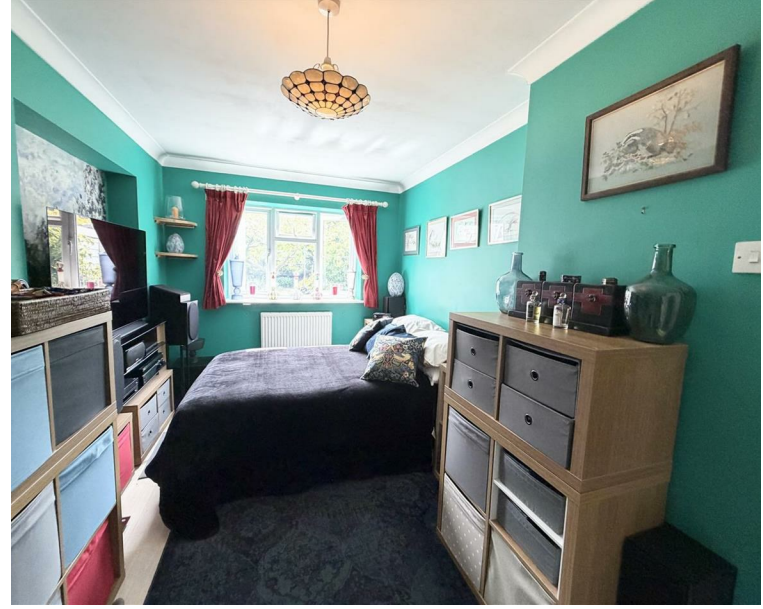
Bursledon

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**42 Moody Road  
Hill Head  
Fareham  
PO14 2BT**

Asking Price £419,995  
Freehold

 3
  1
  3
  C



A deceptive in size extended and versatile three bedroom semi detached bungalow situated on a well proportioned plot with the advantage of a southerly rear garden. The property is convenient to Hill Head beach as well as Stubbington village and provides three bedrooms, lounge/dining room, study/sitting room and conservatory with three bedrooms, en-suite to bedroom 1, family bathroom and kitchen. Outside the property has driveway including a covered carport leading to the detached garage and larger southerly rear garden.

**Entrance Hallway**  
Coved ceiling, access to roof void, radiator.

**Lounge/Dining Room**  
18'8" x 10'4" (5.71 x 3.15)  
Coved ceiling, feature roof lantern, wood burner, 2 x radiators.

**Study/Sitting Room**  
9'6" x 8'7" (2.92 x 2.64)  
Coved ceiling, French doors to conservatory.

**Conservatory**  
11'1" x 10'4" (3.40 x 3.15)  
Constructed from brick and PVCu double glazed elevations under a poly carbonate roof, French doors to garden.

**Kitchen**  
Coved ceiling, window to side elevation, fitted range of wall and base units with work surface over, inset sink with mixer tap, plumbing for washing machine, space for fridge/freezer, space for slot in cooker.

**Bedroom 1**  
14'6" x 8'5" (4.42 x 2.57)  
Coved ceiling, window to rear elevation, radiator.

**En-Suite Shower Room**  
Coved ceiling, window to side elevation, wash hand basin, W.C, shower cubicle, extractor fan, heated towel rail.

**Bedroom 2**  
10'2" x 9'10" (3.12 x 3.00)  
Coved ceiling, window to front elevation, radiator.

**Bedroom 3**  
8'9" x 7'10" (2.69 x 2.41)  
Coved ceiling, window to front elevation, radiator.

**Family Bathroom**  
8'5" x 5'10" (2.59 x 1.78)  
Skimmed ceiling, window to side elevation, suite comprising Roca panel bath, wah hand basin with vanity storage below, W.C, floor to ceiling tiling, radiator.

**Outside**

**Driveway**  
Block paved driveway offering double width parking. Double vehicular gates leading to.

**Carport**  
Running to the side of the property and block paved offering further parking.

**Detached Garage**  
15'7" x 8'5" (4.762 x 2.568)  
Up and over door, power and light, personal door to garden

**Rear Garden**  
A larger mature southerly aspect rear garden, well stocked and with areas laid to lawn and patio, summer house.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

