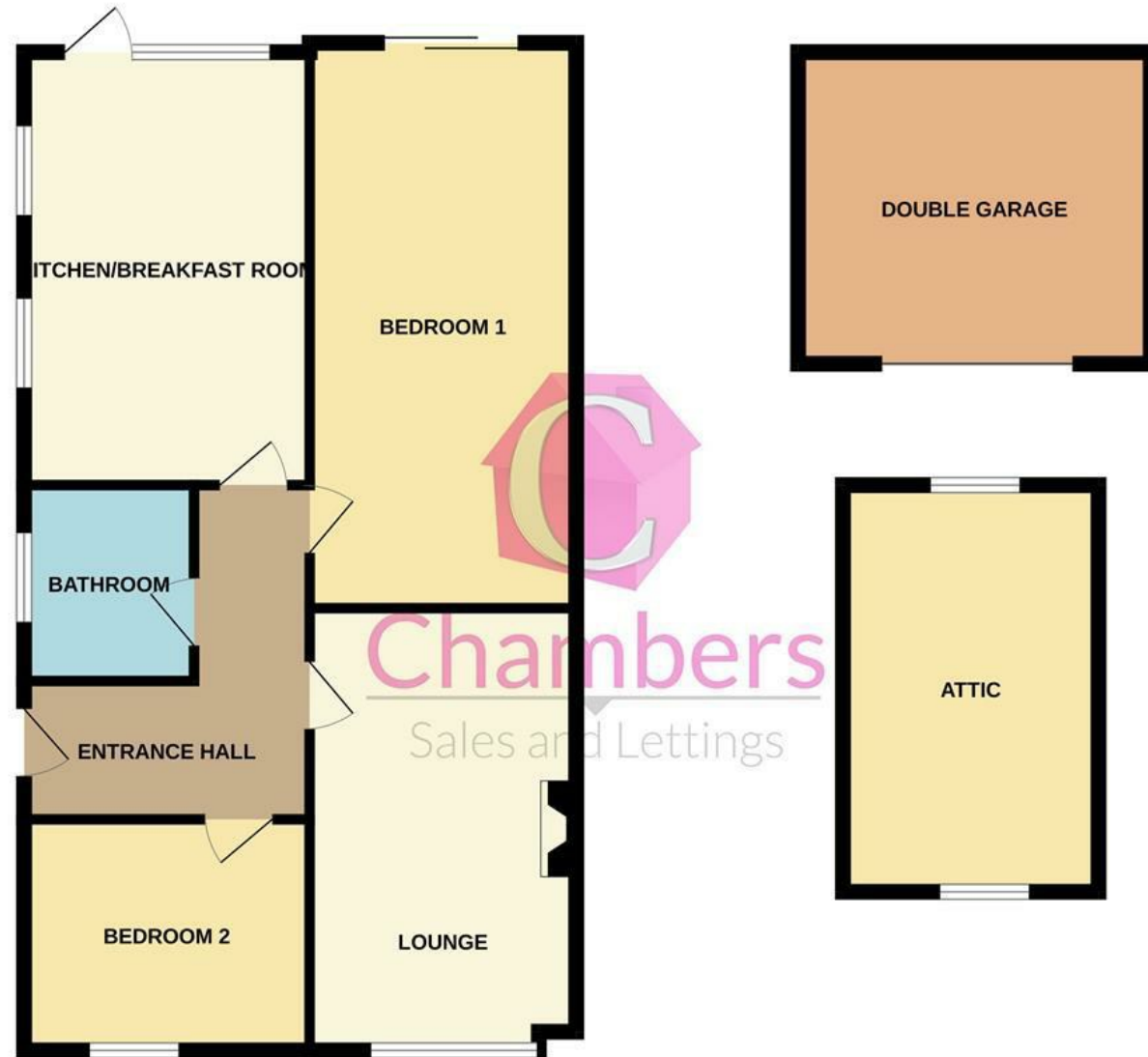


GROUND FLOOR



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**27 Mancroft Avenue  
Stubbington  
Fareham  
PO14 2BD**

£399,950  
Freehold

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Detached Double Garage !!....This extended semi detached bungalow has been occupied by the existing owner since 1958. During this time the property has been extended three times and now provides an entrance hallway, kitchen/breakfast room, 23ft master bedroom, lounge to the front, bedroom two and family bathroom. Outside the rear garden is level and offers a good deal of privacy and seclusion which leads to the detached double garage. Situated within walking distance to the village, schools and the beach makes this a great place to live for retired couples or families looking to extend the property further (STPP). An additional benefit is there is no chain ahead. Please call Chambers Sales and Lettings to avoid missing out!

**Entrance Hallway**  
Accessed via a UPVC front door, radiator, access to loft room via void with fitted ladder.

**Lounge**  
15'6" x 12'2" (4.73 x 3.71)  
Double glazed window to front elevation, fitted gas fire, radiator.

**Kitchen/Breakfast Room**  
18'11" x 8'10" (5.77 x 2.71)  
An extended room with fitted wall and base units, inset stainless steel sink unit, space for cooker, plumbing for washing machine, space for under work top fridge, wall mounted boiler (replaced 7 years ago), space for dining table and chairs, two radiators, Two double glazed windows to side elevation, door and window to rear elevation.

**Bedroom One**  
23'8" x 10'11" (7.23 x 3.33)  
An extended room with sliding patio doors to rear garden, radiator.

**Bedroom Two**  
9'0" x 7'7" (2.75 x 2.33)  
Double glazed window to front elevation, radiator.

**Attic**  
Accessed via a fitted ladder with light, double glazed windows to front and rear elevations, radiator, eaves storage space.

**Bathroom**  
Double glazed window to side elevation, WC, pedestal wash hand basin, panel bath, wood laminate flooring, radiator,

**Front Garden**  
Enclosed by dwarf brick walling, main area laid to lawn with flower and shrub borders, long driveway leading to rear garden.

**Rear Garden**  
A very private rear garden with area immediately behind the property laid to block paving, main area laid to lawn with flower and shrub borders.

**Double Detached Garage**  
18'2" x 16'4" (5.56 x 5.0)  
With up and over door, power and light and side door access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC