

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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**30 Mayfield Close
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Asking Price £350,000
Freehold



This well-presented two-bedroom bungalow is offered with no forward chain. The accommodation briefly comprises an entrance hall, two bedrooms, a re-fitted shower room, a lounge, and a re-fitted kitchen leading into the conservatory. Outside, the property features a low-maintenance, westerly-facing rear garden and a spacious brick-paved driveway. The bungalow is situated in a popular and rarely available cul-de-sac within walking distance of Stubbington Village. Call our friendly team today to arrange an internal viewing: 01329 665700.

Front Door

Into

Entrance Hall

Skimmed ceiling, access to electric meters, loft void with pull down ladder with power, radiator, doors to:

Lounge

14'1" x 11'8" (4.31 x 3.57)

Textured ceiling, PVCu double glazed window to front elevation, featured electric fireplace surround, telephone point, television point, radiator.

Kitchen

9'10" x 8'10" (3.01 x 2.70)

Textured ceiling, double glazed window to side elevation, re-fitted range of high gloss wall and base/drawer units with work surfaces over inset 1 1/2 bowl sink with mixer tap, built in electric oven with gas hob, plumbing for washing machine, integrated fridge/freezer, tiled flooring. Door open to:

Conservatory

10'0" x 9'6" (3.05 x 2.90)

Constructed from brick under a roof and PVCu double glazed elevations, radiator, french doors open to rear garden.

Bedroom 1

13'1" x 11'2" (4 x 3.41)

Textured ceiling, PVCu double glazed window to rear elevation, radiator, fitted wardrobes with matching vanity unit.

Bedroom 2

9'4" x 7'7" (2.86 x 2.32)

Textured ceiling, PVCu double glazed window to front elevation, airing cupboard housing combination boiler, radiator.

Shower Room

5'11" x 5'5" (1.81 x 1.67)

Re-fitted suite comprising independent shower cubicle, vanity wash basin, WC, heated towel rail, fully tiled, extractor fan, PVCu double glazed window to side elevation.

Outside

Frontage

A newly laid paved driveway offers ample parking and leads through to an additional area framed by attractive brickwork, with a well-kept lawn and mature shrub borders.

Rear Garden

A fully enclosed and low-maintenance westerly facing rear garden, predominantly laid to patio, benefiting from a storage shed and side access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

