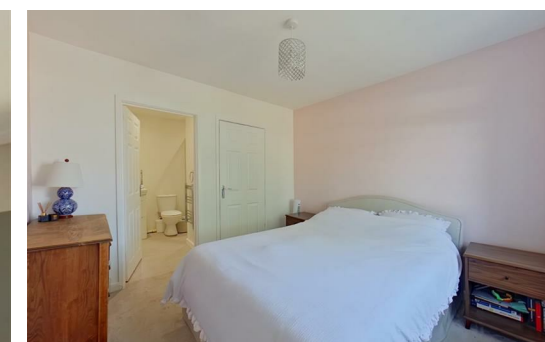




While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with MyPlan 11/2019



Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersestateagency.com/>



7
East House Avenue
Stubbington
Fareham
Hampshire
PO14 2RE



01329 665700
Stubbington

Bursledon

02380 010440

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Stubbington
Fareham
PO14 2RE

Asking Price £365,000
Freehold



Front Door
Into:

Porch
PVCu double glazed window to side elevation, further door into:

Entrance Hall
Skimmed ceiling with spot lights, access to meters, radiator, doors to:

Bedroom 2
(8'9" x 7'10") ((2.69m x 2.41m))
Skimmed ceiling, PVCu double glazed bay window to front elevation, radiator.

Bedroom 3
(8'0" x 7'10") (2.44m x 2.41m))
Skimmed ceiling, PVCu double glazed window to side elevation, radiator.

Lounge
(14'0" x 12'2") ((4.29m x 3.73m))
Skimmed ceiling, carpeted, PVCU double glazed window to rear elevation, radiator, television point, telephone point.

Family Bathroom
Skimmed ceiling, PVCu double glazed window to side elevation, suite comprising panel bath, WC, wash basin, heated towel rail.

Kitchen/Breakfast Room
(14'2" x 10'0") ((4.32m x 3.05m))
Skimmed ceiling with spot lights, a modern re-fitted Howdens kitchen with a range of wall and base/drawer units with worksurface over, inset sink, space for fridge/freezer, slimline dishwasher, plumbing for washing machine, herringbone flooring, electric oven with induction hob and extractor hod over, access to boiler. Space for dining table and chairs.

Outside
Frontage
The front garden currently has a brick wall surround with a pedestrian gate, mainly laid to lawn with path leading to front door.

Bedroom 1
(10'7" x 10'0") ((3.25m x 3.05m))
Skimmed ceiling, PVCu double glazed window to front elevation, radiator. Large cupboard offering wardrobes space with hanging. Door to:

Agent Note: Majority of the residents have converted this into a driveway to provide off-road parking for couple of cars. (subject to the necessary consents)

En-suite
Skimmed ceiling, suite comprising shower cubicle, WC, vanity wash basin, heated towel rail, extractor fan.

Garage
To the rear of the property there is a garage with up and over door, power and light.

Agent Note: this is a shared driveway, our clients currently park in front of their garage with the consent from their neighbour.

Rear Garden
A full enclosed low maintenance rear garden mainly laid to lawn with patio area, electric power point, side gate to garage.

