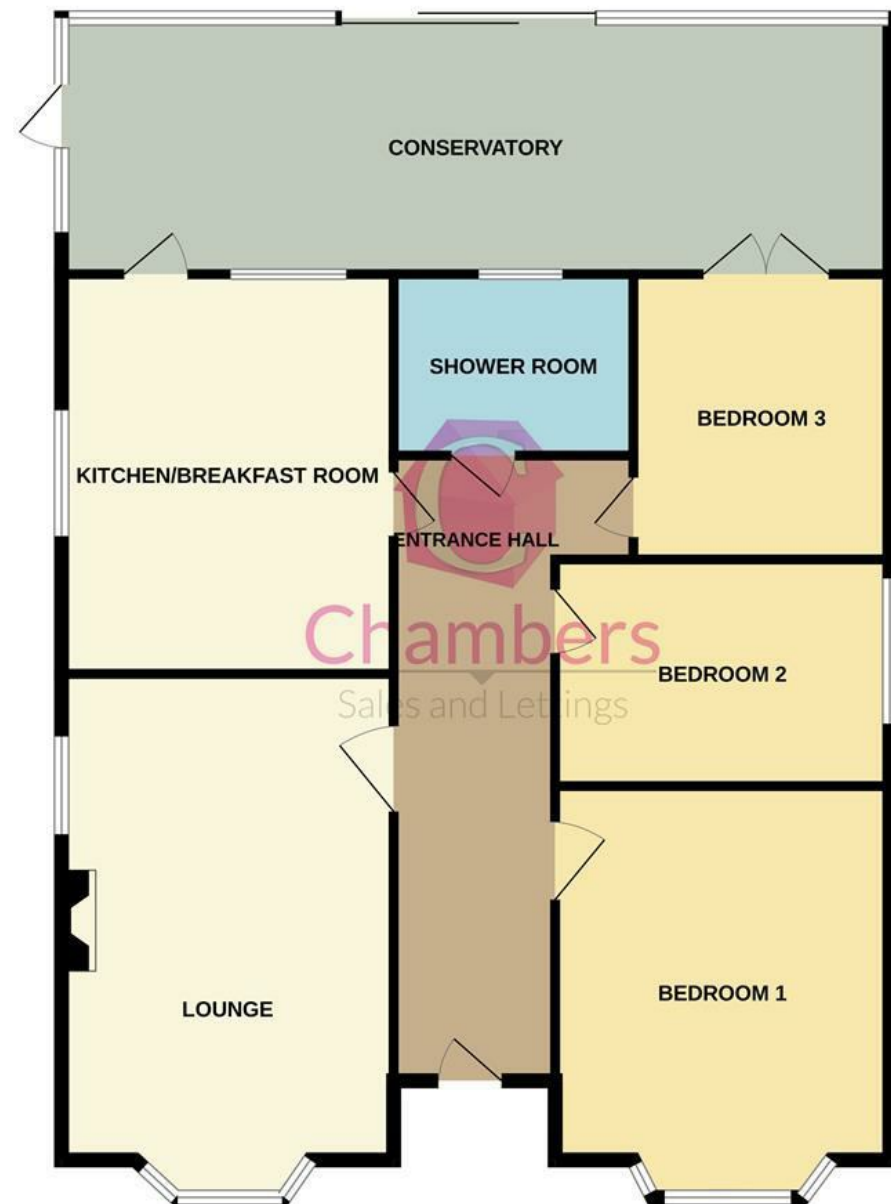


GROUND FLOOR



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**31 Eric Road
Stubbington
Fareham
PO14 2RP**

**£450,000
Freehold**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	82

England & Wales EU Directive 2002/91/EC



This three bedroom detached bungalow is situated in a very convenient location and is within walking distance to the village amenities. The accommodation comprises of entrance hallway, lounge with bay window, master bedroom to the front and two further bedrooms. There's is also a refitted shower room and a kitchen breakfast room which in turn leads out to the conservatory. A particular feature of this bungalow is the private green field that it backs onto offering a great deal of privacy. The rear garden is well manicured which can be approached by the long driveway which in turn leads to the single garage. There is also no chain ahead. Please call Chambers on 01329 665700 to avoid missing out.

Entrance Hallway
Accessed via a UPVC front door, access to loft via void, radiator.

Lounge
16'10" plus bay x 10'5" (5.15 plus bay x 3.18)
Double glazed window to front and side elevation, radiator.

Kitchen/Breakfast Room
11'8" x 11'5" (3.58 x 3.48)
Double glazed window to side and rear elevations, space for cooker, inset sink unit, plumbing for washing machine, space for fridge freezer side by side, Valliant boiler in concealed cupboard, access to airing cupboard housing hot water tank, space for breakfast table and chairs, radiator, door to conservatory.

Master Bedroom
11'5" x 10'3" (3.48 x 3.14)
Double glazed window to front elevation, radiator.

Bedroom Two
10'3" x 8'2" (3.14 x 2.49)
Double glazed window to side elevation, radiator.

Bedroom Three
8'8" x 7'4" (2.65 x 2.26)
Sliding double glazed patio doors to rear garden, radiator.

Refitted Shower Room
Double glazed window to rear elevation, fully tiled corner shower cubicle, low level WC, pedestal wash hand basin, half tiled walls, ceramic tiled floor.

Conservatory
Constructed of double glazed elevations under a polycarbonate sliding roof, double doors opening onto the rear garden and single door to side.

Rear Garden
A lovely level garden with area of patio and lawn with mature flowers and shrubs offering a good deal of privacy and seclusion, fully fence enclosed, side vehicular access gate leading to garage and greenhouse.. A particular feature is that this garden backs on to the open green area.

Single garage
With up and over door, situated in the rear garden.

Front Garden
Area laid to lawn with mature shrubs and a dwarf brick wall boundary, Long driveway leading to garage which is situated in the rear garden.