



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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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

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



59
Harold Road
Stubbington
Fareham
Hampshire
PO14 2QP



01329 665700
Stubbington

Bursledon

02380 010440

**59 Harold Road
Stubbington
Fareham
PO14 2QP**

£1,595 PCM



This fully modernised and extended three-bedroom bungalow will be available from early July. The accommodation includes an open-plan refitted kitchen/lounge, three additional reception rooms, and a modern bathroom. Externally, the property offers a detached garage, parking, and a private rear garden. It is also within walking distance of Stubbington Village, local shops, and amenities.



Brief Agency Fees

Rent £1,595.00
Deposit £1,840.38
Holding Deposit £368.07

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:

- * Lost/stolen/replacement keys - £60
- * Any amendments or variations to the tenancy agreement - £50
- * Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.
All tenancies are granted subject to status!

To find out more information about the mobile services and broadband, please visit the OFCOM website.

Entrance Hallway

Access to partly boarded loft via void with fitted ladder, wood flooring, smooth skimmed ceilings.

Open Plan Lounge/Kitchen

18'8" min x 16'3"0" max'0"
Bi-folding doors opening to rear garden, double glazed window to side elevation, two velux windows with inset spotlights fitted with a range of white wall and base cupboard/drawer units with work surfaces over, inset sink unit with mixer tap, space for fridge freezer, space for washing machine, integrated oven with electric hob over and chimney hood above, wood flooring, new boiler in concealed cupboard (with 10 year warranty).

Bedroom 1

14'10" x 12'3" (4.52 x 3.73)
Double glazed window to front elevation, smooth skimmed ceiling, radiator.

Bedroom 2

10'8" x 8'2" (3.25 x 2.49)
Velux window, smooth skimmed ceiling with inset spotlights, radiator.

Bedroom 3

8'11" x 7'8" (2.72 x 2.34)
Double glazed window to front elevation. radiator.

Family Bathroom

Fitted with a three piece suite comprising of panel bath with mixer tap, shower above with a 'rainfall' shower head', inset vanity sink unit, concealed WC, ceramic tiled floor, window to side elevation, chrome heated towel rail.

Outside

Hardstand Parking

Detached Garage
16'2" x 8'4" (4.93 x 2.54)

Rear Garden

A fully enclosed private aspect rear garden, mainly laid to lawn with attractive patio, side pedestrian access.

Property Information

Council Tax: C

Utilities:

- Electric: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains

To find out information about the mobile services and broadband, please visit the OFCOM website.

Parking: Driveway parking.

Flood risk: Very Low



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			
		65	79

England & Wales EU Directive 2002/91/EC

