



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 errors, omissions or mis-statements. 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.
 made with Metreage 11/2013



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**6 Mayfield Close
Stubbington
Fareham
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Offers Over £325,000
Freehold

 2
  1
  1
 



A well-presented two-bedroom bungalow situated in a quiet cul-de-sac, within walking distance of Stubbington Village. This home benefits from a modern kitchen, a new shower room, and an updated boiler. Additional features include two bedrooms, a bright conservatory, and a low-maintenance private garden. Externally, the property offers parking to the front along with a garage. Being offered with no forward chain, this bungalow is ideal for a smooth and speedy purchase. Early viewing is highly recommended. Call Chambers today 01329 665700.

Front Door
Into:

rear elevation, radiator, telephone point.

Entrance Hall
Skimmed ceiling, radiator, access to electric meter, access to loft void, Doors to:

Bedroom 2
7'6" x 9'1" (2.31 x 2.79)
Skimmed ceiling, PVCu double glazed window to rear elevation, radiator.

Lounge
14'0" x 11'5" (4.28 x 3.49)
Skimmed ceiling, PVCu double glazed window to front elevation, television point, telephone point, radiator.

Shower Room
7'2" x 5'11" (2.20 x 1.81)
Skimmed ceiling, PVCu double glazed window to side elevation, suite comprising shower cubicle, vanity wash basin, WC, extractor fan, heated towel rail.

Kitchen
9'11" x 8'9" (3.04 x 2.69)
Skimmed ceiling, PVCu double glazed window to side elevation, re-fitted range of wall and base/drawer units with work surface over, inset sink, wall mounted boiler (2023) electric oven and hob, plumbing for dishwasher and washing machine, space for fridge/freezer, radiator. Rear door open to:

Outside
Frontage
Offering off-road parking for 1 car, shrub borders. Leading to:

Conservatory
9'3" x 5'10" (2.82 x 1.80)
Constructed from brick under a polycarbonate roof, PVCu double glazed elevations, door open to rear garden.

Garage
16'0" x 8'3" (4.90 x 2.53)
Window to rear, up and over door.

Bedroom 1
11'1" x 12'11" (3.39 x 3.96)
Skimmed ceiling, PVCu double glazed window to

Rear Garden
A fully enclosed East facing rear garden mainly laid to lawn and patio area, shrub borders, space for shed at rear of garage.

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			
England & Wales		EU Directive 2002/91/EC	

