



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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Hawk Close
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Stubbington

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£285,000
Freehold



We welcome to the market this very light and airy two bedroom staggered property situated in a small cul-de-sac. The property offers many benefits which include a kitchen/diner to rear overlooking a very private south facing rear garden, two double sized bedrooms and a family bathroom. Outside there is your own block paved driveway providing off road parking as well as a single garage in a block nearby. The current owner has also replaced the boiler just six months ago. An additiional benefit is that there is no chain ahead. Please call Chambers on 01329 665700 to avoid missing out!

Composite front door into:

Lounge

13'10" x 11'11"

Double glazed window to front elevation, stairs to first floor, radiator, door to:

Kitchen/Diner

12'1" x 9'3"

Fitted with a range of wall and base cupboard/drawer units with work surfaces over, inset sink unit with mixer tap, space for cooker, plumbing for washing machine, built in under counter fridge, space for table and chairs, radiator, wood flooring, French doors with glazed side panels to rear garden. Wall mounted Vaillant boiler (2024), inset spotlights to ceiling.

First Floor Landing

Access to partly boarded loft space with light, radiator.

Bedroom One

12'0" x 8'7"

Double glazed window to front elevation, wood flooring, radiator.

Bedroom Two

12'2" x 8'8"

Double glazed window to rear elevation, radiator.

Family Bathroom

Fitted with a three piece suite comprising of panel bath with mixer tap over, pedestal wash hand basin, WC, airing cupboard housing hot water tank, radiator.

Front Driveway

Laid to block paving providing off road parking.

Rear Garden

Area laid to patio, shingle pathway to rear gate, outside tap, fully fence enclosed. This garden has a favourable South facing aspect and offers a great deal of privacy and seclusion.

Single Garage

Situated in a block nearby.

Hawk Close

Standard construction, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : C

Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>

The vendor has experienced no flooding in the past 5 years
The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.asp>

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

