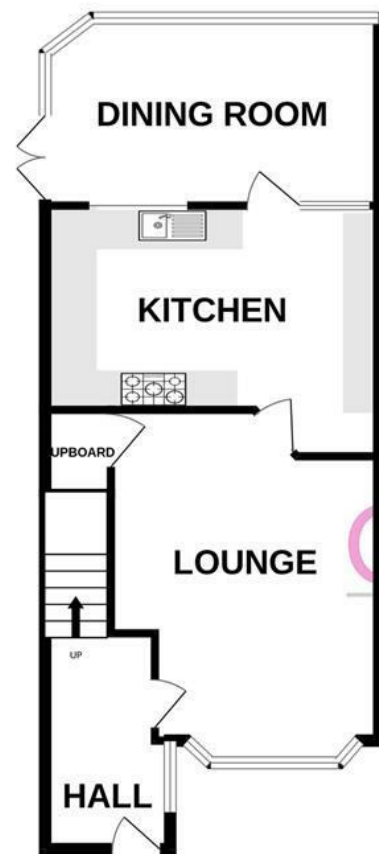


GROUND FLOOR



1ST FLOOR



Chambers
Sales and Lettings

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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2
Sanross Close
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PO14 3NH



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Stubbington

2 Sanross Close
Hill Head
Fareham
PO14 3NH

Offers Over £293,950
Freehold



Entrance Hallway

Accessed via a composite door, glazed side window, wood laminate flooring, stairs to first floor landing, radiator, door to:

Lounge

15'7" max x 13'0" max

Double glazed bow window to front elevation, wood laminate flooring, access to understairs storage space, radiator, door and window to:

Kitchen/Breakfast Room

16'2" x 7'4" min

Fitted with a range of modern wall and base cupboard/drawer units, inset sink unit, range cooker, space for dishwasher, plumbing for washing machine, space for fridge freezer, combi boiler in concealed cupboard, wood laminate flooring, breakfast bar area, door to:

Dining Room

10'0" x 10'8"

Constructed of a dwarf brick wall, glazed elevations with door to garden, ceramic tiled floor, power and light, fully insulated roof.

First Floor Landing

Access to partly boarded loft via void with light, access to shelved airing cupboard, doors to all three bedrooms and shower room.

Bedroom One

10'3" plus Wardrobes x 10'0"

Double glazed window to rear elevation, built in triple oak and mirrored fronted wardrobes, radiator.

Bedroom Two

11'0" x 8'11"

Double glazed window to front elevation, radiator.

Bedroom Three

7'6" x 6'11"

Double glazed window to front elevation, radiator.

Shower Room

Refitted with a double walk in shower, inset vanity sink unit and concealed WC, wood laminate floor, radiator, double glazed window to rear elevation.

Rear Garden

Fully fence enclosed, area laid to patio, rear access gate.

Front Driveway

Laid to shingle adjacent to the pathway.

Single Garage

Situated in a block nearby.

Sanross Close

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax C. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>

The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.

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.

