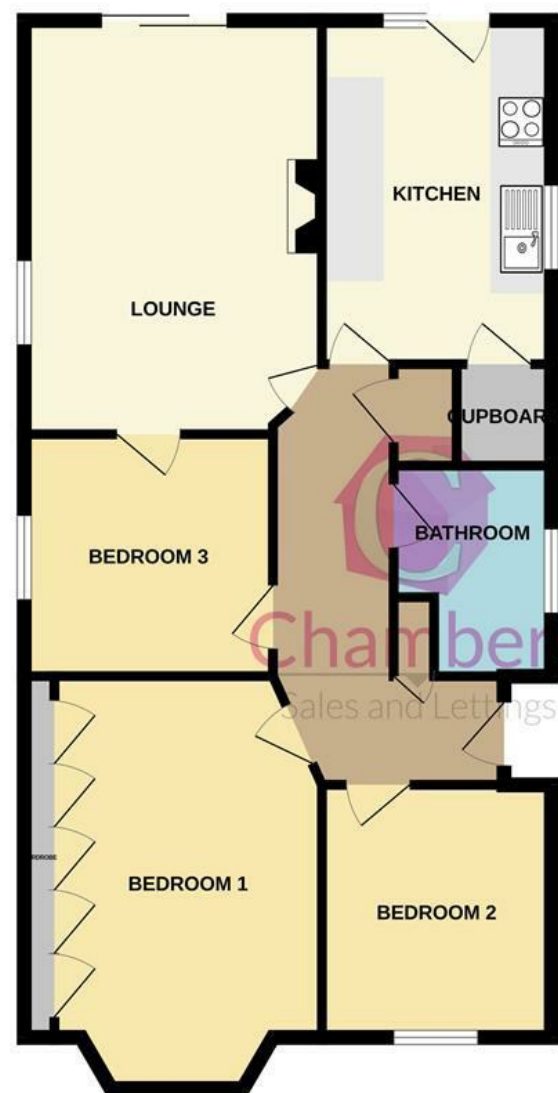
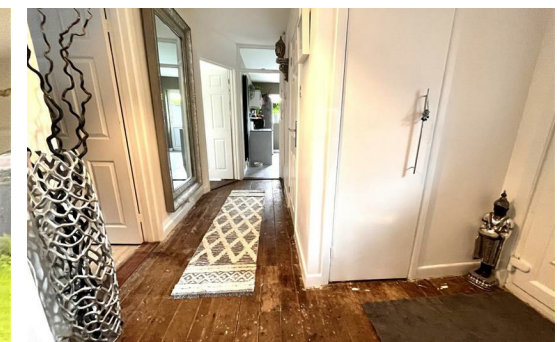


GROUND FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

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

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2  
Place House Close  
Catisfield  
Fareham  
PO15 5BH



01329665700

Stubbington



2 Place House  
Close  
Catisfield  
Fareham  
PO15 5BH

Asking Price £390,000  
Freehold



Entrance Hallway

Accessed via a UPVC front door, a wider than average hall suitable for wheelchair access, radiator, access to loft via void with fitted ladder and light, cloaks storage cupboard, further shelved cupboard.

Lounge  
15'1" x 11'1"

Sliding patio doors to rear garden, double glazed window to side elevation, fireplace with fitted fire, stripped wood flooring, radiator.

Kitchen  
3.6 x 2.7

Double glazed window and door to rear garden, further double glazed window to side, recently refitted with a range of white gloss fitted wall and base units, integrated appliances including a four burner gas hob with oven under and chimney hood over, space for fridge freezer, space for dishwasher, plumbing for washing machine, access to larder cupboard housing boiler, vertical radiator.

Bedroom One  
14'1" x 9'2"

Double glazed bay window to front elevation, built in wardrobes, stripped wood floorboards, radiator.

Bedroom Two  
9'10" x 8'10"

Double glazed window to front elevation, radiator.

BedroomThree  
2.9 x 2.3

Double glazed window to side elevation, radiator.

Shower Room  
6'7" x 5'10"

Refitted with a large walk in shower cubicle, WC and wall mounted vanity wash hand basin, chrome heated towel rail.

Driveway

A large frontage currently laid to block paviour and slate chippings. There is space for a garage as the foundations still remian in the rear garden.

Rear Garden

Mainly laid to lawn with a favourable West facing aspect, side area of garden laid to concrete, further patio area, fully fence enclosed, side pedestrian access gate, timber garden shed.

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.

Place House Close

Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : D  
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>

