

GROUND FLOOR



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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**53 Harold Road
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£1,350 PCM



This three-bedroom semi-detached bungalow, featuring a private driveway for multiple vehicles and a garage, will be available to rent from early April. The property offers well-arranged accommodation including a lounge, a separate kitchen, three bedrooms and a family bathroom. Additional benefits include an extra lean to space and an enclosed rear garden with convenient rear access to the garage. The home is also ideally located close to Stubbington Village, providing easy access to local shops and amenities.



Brief Agency Fees

Rent £1,350.00
Deposit £1557.69
Holding Deposit £311.53

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 - £100
- * 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 information about the mobile service and broadband, please follow the link:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Lounge

13'11" x 13'5" (4.26 x 4.11)
Double glazed window to front elevation, fireplace, radiator.

Kitchen

9'8" x 8'11" (2.95 x 2.73)
Double glazed window to side elevation, door to lean to, fitted with an electric hob and oven under, space for fridge freezer, plumbing for washing machine.

Bedroom 1

12'3" x 10'4" (3.74 x 3.16)
Double glazed window to rear elevation, radiator.

Bedroom 2

10'5" x 9'10" (3.20 x 3.02)
Double glazed window to front elevation, wood flooring, radiator.

Bedroom 3

8'5" x 7'11" (2.59 x 2.42)
Double glazed window to side elevation, radiator.

Bathroom

Fitted with a white panel bath with mixer tap shower attachment over, pedestal wash hand basin, WC, double glazed window to side elevation, radiator.

Rear Garden

Area laid to lawn, fully fence enclosed, outside tap, access to garage. This garden offers a good degree of privacy and seclusion as it backs onto the school playing fields.

Detached Garage

18'9" x 9'3" (5.73 x 2.82)
With up and over door, two windows.

Property Information

Council Tax: D

Utilities:

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

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

Parking: Driveway for multiple cars.

