

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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Stubbington



9 Dale Road  
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£329,995  
Freehold



Front Door

Into:

Entrance Hallway

Coved ceiling, access to roof void, radiator. Doors To:

Lounge

15'4" x 12'2" (4.67 x 3.71)

Skimmed coved ceiling, double glazed bay window to front elevation, television aerial point, telephone point, feature fire surround with fitted fire, radiator.

Kitchen

9'9" x 8'8" (2.97 x 2.64)

Skimmed coved ceiling, double glazed window to side elevation, re-fitted range of high gloss wall and base/drawer units with Quartz work surfaces over inset 1 1/2 bowl sink with mixer tap, built in oven, microwave oven, washing machine, integrated fridge/freezer and dishwasher, hob and cooker hood, tiled flooring, radiator.

Conservatory

18'3" x 9'9" (5.56 x 2.97)

Constructed from brick and PVCu double glazed elevations under a glass roof, feature electronic controlled roof openers, French style doors to rear garden, radiator.

Bedroom 1

13'0" x 10'11" (3.96 x 3.33)

Skimmed coved ceiling, double glazed sliding patio doors to conservatory, radiator.

Bedroom 2

9'2" x 7'8" (2.79 x 2.34)

Skimmed coved ceiling, double glazed window to front elevation, fitted wardrobe, radiator.

Family Bathroom

5'11" x 5'6" (1.80 x 1.68)

Skimmed ceiling, double glazed window to side elevation, re-fitted suite comprising panel bath with independent Triton shower over, pedestal wash basin, W.C, fully tiled walls, radiator.

Outside

Paved Frontage

Offering off road parking for two cars, electric car charger.

Rear Garden

A fully enclosed low maintenance garden with areas laid to patio and lawned area with water feature, further sectioned off area ideal for storage, access to front via pedestrian gateway.

Wooden Workshop 12' x 7' 11" with power and light.

Solar Panels

The property benefits from owned solar panels.

Dale Road

Solar Panels - Solar Panels Owned Outright

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

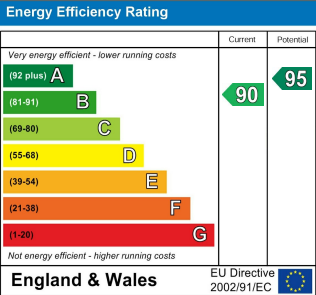
Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>

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/applicationse>

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.



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