

Situated in a popular location within Stubbington and within close proximity to local schools is this three bedroom extended detached house offered for sale with no forward chain.

**The Accommodation Comprises**  
Composite glazed front door to:

**Entrance Hall**  
Stairs to first floor, radiator, under stairs storage cupboard.

**Cloakroom** 6' 1" x 2' 4" (1.85m x 0.71m)  
Obscured UPVC double glazed window to front elevation, close coupled W.C with concealed cistern, wash hand basin set in vanity unit.

**Lounge/Diner** 23' 1" x 11' 9" narrowing to 9' 8" (7.03m x 3.58m)  
Coved ceiling, UPVC double glazed window to front elevation, UPVC double glazed sliding door to rear garden, radiator, open fire with tiled surround and hearth.

**Kitchen/Breakfast Room** 18' 4" plus recess x 8' 8" (5.58m x 2.64m)  
UPVC double glazed window and door to rear garden, radiator, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, single drainer stainless steel sink unit with mixer tap, recess for oven, space for under counter appliances, larger cupboard, door to:

**Utility Room** 9' 9" x 8' 5" (2.97m x 2.56m)  
UPVC double glazed window to rear elevation, radiator, stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for under counter tumble dryer, base cupboard units, door to:

**Store Room** 8' 7" x 8' 3" (2.61m x 2.51m)  
Up and over metal door, lighting.

**Landing**  
Obscured UPVC double glazed window to side elevation, access to loft space, cupboard housing boiler and tank.

**Bedroom One** 12' 2" x 10' 7" (3.71m x 3.22m)  
UPVC double glazed window to front elevation, radiator, built-in dressing table, storage cupboards and wardrobes.

**Bedroom Two** 10' 7" x 10' 6" (3.22m x 3.20m)  
UPVC double glazed window to rear elevation, radiator.

**Bedroom Three** 8' 10" x 7' 6" (2.69m x 2.28m)  
UPVC double glazed window to front elevation, radiator, built-in wardrobes and shelving.

**Bathroom** 7' 7" x 5' 7" (2.31m x 1.70m)  
Close coupled W.C with concealed cistern, wash hand basin set in vanity unit, panelled bath with mixer tap and shower attachment, ladder style radiator, fitted mirror, shaver point.

**Outside**  
To the front of the property there is a lawned garden enclosed by low brick wall and driveway providing off-road parking. The rear garden, which is enclosed by wall and primarily laid to lawn with patio area, side pedestrian access.

**General Information**  
Construction - Traditional  
Water Supply – Portsmouth Water  
Electric Supply – Mains  
Gas Supply - Mains  
Sewerage - Mains  
Mobile & Broadband coverage - Please check via:  
<https://checker.ofcom.org.uk/>  
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>







Tenure: Freehold

Council Tax Band: D

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£410,000

Moody Road, Stubbington, Fareham, PO14 2NT

\*DRAFT DETAILS\*

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