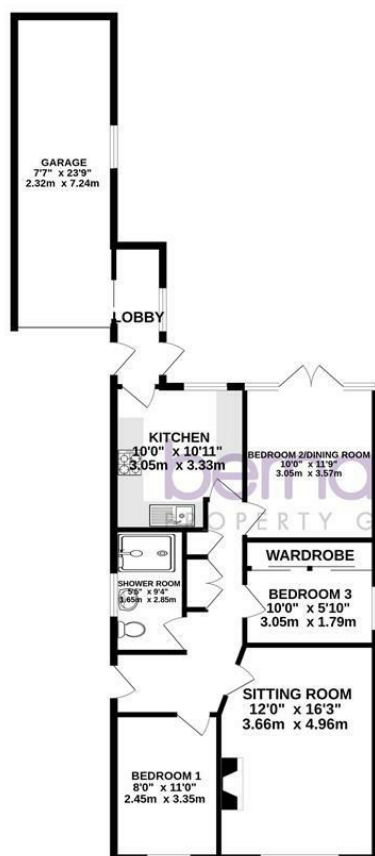
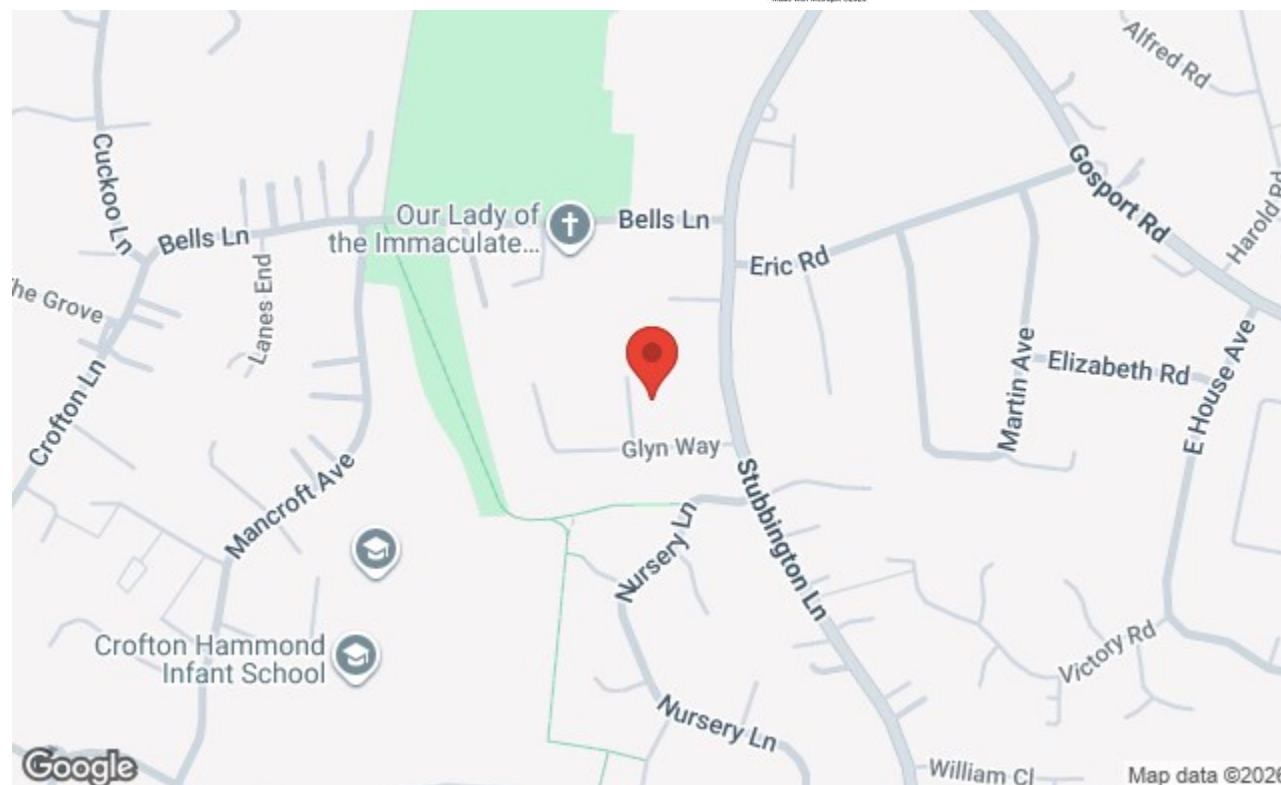


GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636



**FOR SALE**

**£430,000**

Glyn Drive, Stubbington PO14 2PJ

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THE ESTATE AGENTS



## HIGHLIGHTS

- Offered to the market with no forward chain for a straightforward and hassle-free move
- Quiet cul-de-sac location close to Stubbington Village
- Convenient pathway through the church grounds to the village centre
- Well-maintained bungalow lovingly owned for over 20 years
- Spacious lounge with attractive feature fireplace
- Flexible three-bedroom layout with dressing room potential
- Modern fitted kitchen with excellent storage and worktop space
- Private rear garden with mature planting and summer house
- Driveway parking for multiple vehicles, caravan or motorhome
- Garage and useful rear lobby connecting house and garden access

Tucked away within a quiet cul-de-sac of similar properties and offered to the market with no forward chain, this well-maintained three-bedroom bungalow has been a much-loved home for the current owners for over 20 years. Perfectly positioned for easy access to Stubbington Village, the nearby pathway through the church grounds provides a pleasant and convenient walk to the local shops, cafés and amenities.

The property is presented in good condition throughout and is ready for immediate occupation, offering buyers the opportunity to simply move in and enjoy. To the front, a nicely planted garden adds to the home's attractive kerb appeal, whilst the generous driveway provides parking for multiple vehicles, caravan or motorhome alongside access to the garage.

Internally, the entrance hallway provides access to all principal rooms. Positioned to the front of the property is a spacious lounge featuring a fireplace as a focal point, alongside a generous double bedroom. The third bedroom is located centrally

within the home and is currently fitted with wardrobes and utilised as a dressing room, offering flexibility depending on a buyer's needs. Opposite is a large shower room finished in a practical modern style.

To the rear of the bungalow is a further double bedroom with patio doors opening onto the garden, currently enjoyed by the owners as a dining room. Alongside sits the modern fitted kitchen offering ample storage and worktop space, which in turn leads through to a useful rear lobby connecting the garage to the house and providing additional access to the garden.

The rear garden is a particularly peaceful feature of the home, offering a private and non-overlooked setting. Mainly laid to lawn with mature shrubs and established flower beds, the garden also benefits from a substantial summer house/shed which creates an excellent additional space to enjoy during the warmer months.

A fantastic opportunity to purchase a well-cared-for bungalow in one of Stubbington'

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# PROPERTY INFORMATION

## FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

## AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

## BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

## RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

FREEHOLD - Council Tax Band D



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 64      | 77        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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