



**45 Moody Road,  
Stubbington,  
Hampshire, PO14 2BT**

**Asking Price: £330,000**

*Freehold*

An excellent opportunity to purchase a very well-presented, extended, altered and improved 2 bedroom semi-detached bungalow. Boasting a pleasant rear garden, ample off-road parking plus drive and garage, this stylish home is essential viewing. The property is being offered for sale chain free.

Property

The accommodation comprises:

Entrance Porch:

Entrance Hall:

With laminate wood flooring, access to loft space and radiator.

Living Room: 14'0 x 10'5 (4.27m x 3.17m)

Located in the centre of the bungalow and benefiting from laminate wood flooring, coved ceiling, electric contemporary fire mounted on the chimney breast, double glazed sliding patio doors that lead out to a rear extension and radiator.

Kitchen: 10'0 x 8'3 (3.05m x 2.51m)

The kitchen has been refitted with modern wall and base units, square edge worktops and hosts of features including an integrated 4-ring gas hob, waist level double oven, one and a half bowl stainless steel sink unit with coordinating chrome mixer above, splashback tiling and under unit downlighters. There is laminate wood flooring. The boiler is concealed within a coordinating kitchen cupboard and there is an integrated fridge/freezer. There is space and plumbing for a washing machine and an open plan configuration leads into the:

Dining Room: 10'0 x 9'6 (3.05m x 2.90m)

Forming part of an extension of the property, the dining room has a double glazed window to the rear and double glazed door leading out to the side drive. There is continued laminate wood flooring, coved ceiling and radiator. An open plan arrangement leads into the:

Garden Room/Conservatory: 9'8 x 9'1 (2.95m x 2.77m)

With double glazed sliding patio doors and a vista of the rear garden, glass roof and laminate wood flooring which extends from the dining area, living room and kitchen. There are additional double glazed windows to the side and radiator. There is a bright and sunny aspect where you can enjoy the rear garden in peace and tranquillity.

Bedroom 1: 10'6 x 10'0 (3.20m x 3.05m)

With a double glazed window to the front elevation, fitted contemporary sliding door wardrobe and radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**Bedroom 2:** 9'0 x 8'0 (2.74m x 2.44m)

With a double glazed window to the front elevation and radiator.

**Shower Room:**

Refitted and comprising of a contemporary white suite of low level WC, pedestal wash hand basin, corner shower cubicle, fully enclosed with fitted shower, tiled walls, extractor fan, double glazed window to the side, fitted mirror and tile-effect flooring. There is also a chrome ladder style radiator.

**Outside:**

The front of the property has been thoughtfully laid to block paving providing ample off-road parking. There is a low boundary wall and flower and bed borders. An area of resin finished drive continues alongside the property leading to double timber gates.

**Rear Garden:**

The rear garden is a particular feature benefiting from a patio immediately behind the bungalow, central lawn, further raised patio at the far end of

the garden, partially enclosed with brick boundaries. There are, in addition, timber boundary enclosures, seating area and a potting shed behind the garage.

**Garage:**

With replacement timber doors plus courtesy door to the side leading into the garden.

**Charges**

Council Tax Band: C

624 sq.ft. (Approximate floor area derived from the EPC)



### Directions

Proceeding away from Stubbington Village along Stubbington Lane as if heading towards the beach. Turn right into Moody Road at the Conservatory Centre and proceed until number 45 can be found on the right hand side.

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.