



Guide Price **£550,000 - £575,000**
69 Stubbington Lane
Stubbington, PO14 2PG

PROPERTY SUMMARY

In our opinion this four bedroom detached house is very well presented and will make a perfect family home. Within a great school catchment, the accommodation comprises of an open plan kitchen/diner, separate utility room, lounge, study and conservatory, as well as four well-proportioned bedrooms upstairs, a family bathroom and an ensuite to the master. Other benefits to this property include an attached garage, own driveway and well maintained front and rear gardens. With so much to offer, this property must be viewed! Call our Stubbington office today to book in your appointment.





ENTRANCE HALL

KITCHEN/DINER 23' 4" x 12' 1" (7.129m x 3.691m)

UTILITY ROOM 5' 10" x 4' 10" (1.798m x 1.484m)

LOUNGE 14' 7" x 13' 10" (4.446m x 4.234m)

STUDY 8' 6" x 5' 10" (2.609m x 1.792m)

CONSERVATORY 22' 0" x 12' 10" (6.719m x 3.913m)

W/C

UPSTAIRS LANDING

BEDROOM 1 13' 8" x 10' 8" (4.183m x 3.264m)

ENSUITE

BEDROOM 2 13' 11" x 10' 4" (4.244m x 3.175m)

BEDROOM 3 13' 11" x 10' 1" (4.267m x 3.085m)

BEDROOM 4 10' 5" x 7' 9" (3.18m x 2.36m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

GARAGE 20' 1" x 9' 7" (6.136m x 2.930m)

REAR GARDEN

AGENTS NOTES Council Tax Band -D
EPC - TCB

GROUND FLOOR

1ST 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	82
(69-80)	C	88
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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