



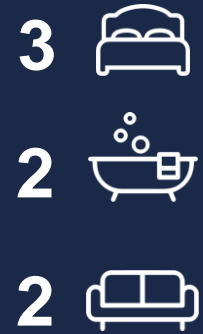
**£380,000**

**16 Puffin Crescent**

Stubbington, PO14 3LG

## PROPERTY SUMMARY

Offered with no forward chain, this extended three bedroom link detached house is located in a sought after location within great school catchments and within walking distance to local amenities. With potential to be an ideal family home, the property boasts an attached single garage, driveway parking and a private rear garden. Internally, the property comprises of an entrance hall way, kitchen, lounge, conservatory, downstairs shower room, additional reception room/study, three well-proportioned bedrooms and a family bathroom. Priced to sell, this property is bound to be popular - call us now in our Stubbington Office to book in your viewing and avoid missing out.





**PORCH**

**ENTRANCE HALLWAY**

**KITCHEN** 8' 11" x 8' 10" (2.72m x 2.69m)

**LOUNGE** 16' 6" x 15' 2" (5.03m x 4.62m)

**CONSERVATORY** 15' 10" x 10' 7" (4.83m x 3.23m)

**RECEPTION ROOM/STUDY** 7' 5" x 7' 5" (2.26m x 2.26m)

**WET ROOM** 6' 10" x 6' 10" (2.08m x 2.08m)

**UPSTAIRS LANDING**

**BEDROOM 1** 10' 8" x 9' (3.25m x 2.74m)

**BEDROOM 2** 10' 8" x 8' 11" (3.25m x 2.72m)

**BEDROOM 3** 7' 8" x 7' (2.34m x 2.13m)

**BATHROOM**

**OUTSIDE**

**GARAGE**

**DRIVEWAY**

**FRONT GARDEN**

**REAR GARDEN**



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**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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