



GUIDE PRICE
£650,000-£675,000
74 Carisbrooke Avenue
Hill Head, PO14 3PS

PROPERTY SUMMARY

GUIDE PRICE £650,000 - £675,000. We are delighted to offer this detached four bedroom family home situated on Carisbrooke Avenue which is only a stone's throw from Hill Head Beach. In our opinion this property is immaculately presented throughout and benefits from a modern open plan kitchen/diner/longue with bi-fold doors opening up to the beautiful west facing rear garden. Other benefits includes a snug, downstairs WC and underfloor heating in the open plan living space and utility room. Upstairs, there is spacious landing with a Velux window letting in the natural light, four bedrooms with the master bedroom benefiting from an en-suite and an impressive vaulted ceiling. The property also has a garage and a driveway with parking for multiple vehicles. Please call our Stubbington Office to book your viewing!





HALLWAY

OPEN PLAN KITCHEN/DINER/FAMILY ROOM 24' 11" x 21' 02" (7.59m x 6.45m)

UTILITY ROOM 10' x 7' 02" (3.05m x 2.18m)

WC 3' 10" x 3' 03" (1.17m x 0.99m)

SNUG 14' 02" x 7' 01" (4.32m x 2.16m)

LANDING

MASTER BEDROOM 21' 05" x 10' 04" (6.53m x 3.15m)

ENSUITE 7' 07" x 4' 06" (2.31m x 1.37m)

BEDROOM TWO 11' 10" x 9' 06" (3.61m x 2.9m)

BEDROOM THREE 10' 10" x 7' 06" (3.3m x 2.29m)

BEDROOM FOUR 9' 10" x 7' 0" (3m x 2.13m)

BATHROOM 7' 04" x 5' 08" (2.24m x 1.73m)

REAR GARDEN

GARAGE

OWN DRIVEWAY



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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT

01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk