



**£500,000 - £515,000**  
**106 Moody Road**  
Hill Head, PO14 2NR



## PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, this four bedroom detached family home is in our opinion beautifully presented throughout. The property is situated centrally between both picturesque Hill Head beach and Stubbington Village and is within easy reach of Seafield Park. It also falls within the catchment area for popular Crofton Hammond Infant & Junior School and Crofton Senior school. The property showcases a south-facing rear garden, integral garage and ample off road parking for multiple vehicles. Other benefits include two reception rooms, conservatory and extended kitchen. This property should be viewed to appreciate all this is on offer. Call us on in our Stubbington Branch to book in.





## **PORCH**

## **HALLWAY**

**LOUNGE** 14' 8" x 11' 10" (4.47m x 3.61m)

**DINING ROOM** 10' 3" x 11' 10" (3.12m x 3.61m)

**CONSERVATORY** 8' 0" x 16' 7" (2.44m x 5.05m)

## **WC**

## **LANDING**

**BEDROOM 1** 12' 10" x 12' 5" (3.91m x 3.78m)

**BEDROOM 2** 12' 1" x 9' 9" (3.68m x 2.97m)

**BEDROOM 3** 9' 10" x 9' 7" (3m x 2.92m)

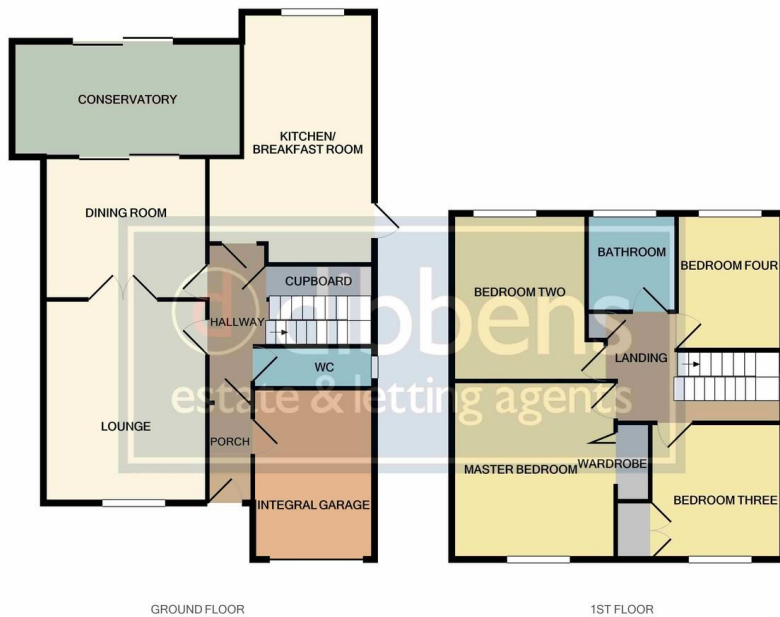
**BEDROOM 4** 9' 1" x 7' 8" (2.77m x 2.34m)

## **BATHROOM**

## **GARAGE**

## **GARDEN**

## **BRICK OUTBUILDING**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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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