



£485,000
46 Mancroft Avenue
Stubbington, PO14 2BG

PROPERTY SUMMARY

We are excited to welcome this three bedroom detached bungalow to the market, offered with no forward chain and located in a fantastic area of Stubbington within walking distance to both the village and the beach. Requiring some modernisation internally, this property could be a great opportunity for a purchaser to put their own stamp on their next home. There are three well-proportioned bedrooms, a family bathroom, a separate lounge with dual aspect and a fitted kitchen with a door into the bright conservatory providing additional space with versatility to provide dining, utility or living space. Further benefits include a detached double garage with an electric up and over door, driveway parking for multiple vehicles and a private rear garden. With such potential and generous accommodation, this property is not one to be missed so call us now in our Stubbington Branch to book in a viewing today.





PORCH 5' 1" x 7' 2" (1.55m x 2.18m)

LOUNGE 12' x 13' 10" (3.66m x 4.22m)

MASTER BEDROOM 10' 4" x 10' 4" (3.15m x 3.15m)

BEDROOM 2 9' 11" x 10' 5" (3.02m x 3.18m)

BEDROOM 3 8' 3" x 7' 11" (2.51m x 2.41m)

BATHROOM 6' 5" x 5' 2" (1.96m x 1.57m)

KITCHEN 9' 1" x 9' 7" (2.77m x 2.92m)

CONSERVATORY 8' 10" x 11' 11" (2.69m x 3.63m)

LOBBY

GARAGE 16' 5" x 18' 8" (5m x 5.69m)

OUTSIDE

DRIVEWAY

FRONT GARDEN

REAR GARDEN



GROUND 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		82 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



OFFICE ADDRESS

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

CONTACT

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