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estate & letting agents

Price On Application Freehold



7 Plover Close  
Stubbington  
Fareham  
Hampshire  
PO14 3PX

- Extended Property
- Four Bedrooms
- West Facing Garden
- Popular Location

Email - [stubbington@dibbensproperty.co.uk](mailto:stubbington@dibbensproperty.co.uk) Tel - 01329 668 511

“A wonderful family home in a popular cul-de-sac location close to Crofton Anne Dale school. There are four bedrooms (en-suite to master), a lovely west facing rear garden and an integral garage. We feel that this property will generate significant interest from discerning buyers and recommend that a viewing is needed to appreciate the property fully.”

**Lauren Roberts, Negotiator, Stubbington Office**

**PORCH**

**HALLWAY**

**LOUNGE**

23' 1" x 11' 9" (7.04m x 3.58m)

**STUDY**

13' 7" x 10' 10" (4.14m x 3.3m)

**KITCHEN**

13' 4" x 11' 4" (4.06m x 3.45m)

**WC**

**LANDING**

**MASTER BEDROOM**

14' 10" x 13' 6" (4.52m x 4.11m)

**ENSUITE**

**BEDROOM**

12' 1" x 10' 5" (3.68m x 3.18m)

**BEDROOM**

10' 9" x 10' 5" (3.28m x 3.18m)

**BEDROOM**

8' 11" x 7' 6" (2.72m x 2.29m)

**BATHROOM**

7' 6" x 5' 6" (2.29m x 1.68m)

**GARAGE**

**FRONT GARDEN**

**REAR GARDEN**



Free solicitor quotes available on request





AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Dibbens is a trading name of Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH





Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Homeplan 600/17

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC