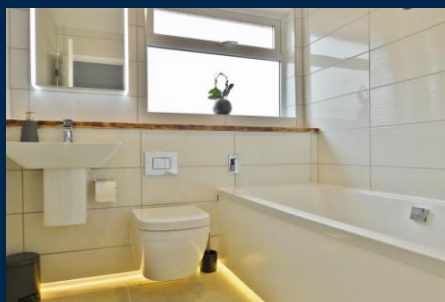




Guide Price
£450,000 - £475,000 Freehold



31 Puffin Crescent
Stubbington
Fareham
Hampshire
PO14 3LG

- Link-Detached
- Immaculately Presented
- Off Road Parking
- EPC Rating C

Email - stubbington@dibbensproperty.co.uk Tel - 01329 668 511

"This property of show home standard comprises of an extended three/four bedroom family home is situated in the quiet cul-de-sac of Puffin Crescent, which is central to Stubbington Village with its wide range of shops and amenities and Hill Head beach. This property also falls within the catchment area for popular Crofton Anne Dale Infant & Junior schools and Crofton Senior School. The property has recently been renovated by the current vendors to an exacting standard and benefits from an open plan kitchen/conservatory area. The garage has been partially converted into a utility and modern WC/shower room, leaving approx. half as storage. We anticipate this property will generate keen interest from discerning buyers and believe it really does need to be viewed first hand to truly appreciate all that is on offer. Please call Jeffries & Dibbens to arrange your internal viewing."

Vicky Williams, Negotiator, Stubbington Office

LOUNGE

13' 08" x 10' 06" (4.17m x 3.2m)

KITCHEN

16' 07" x 9' 02" (5.05m x 2.79m)

CONSERVATORY/DINING ROOM

17' 01" x 9' 02" (5.21m x 2.79m)

BEDROOM 4/OFFICE/FAMILY ROOM

14' 11" x 6' 10" (4.55m x 2.08m)

WC/SHOWER ROOM

8' 00" x 4' 00" (2.44m x 1.22m)

GARAGE/UTILITY ROOM

11' 10" x 7' 10" (3.61m x 2.39m)

BEDROOM 1

9' 10" x 9' 05" (3m x 2.87m)

BEDROOM 2

11' 04" x 8' 02" (3.45m x 2.49m)

BEDROOM 3

8' 01" x 8' 05" (2.46m x 2.57m)

BATHROOM

6' 04" x 5' 10" (1.93m x 1.78m)



Free solicitor quotes available on request

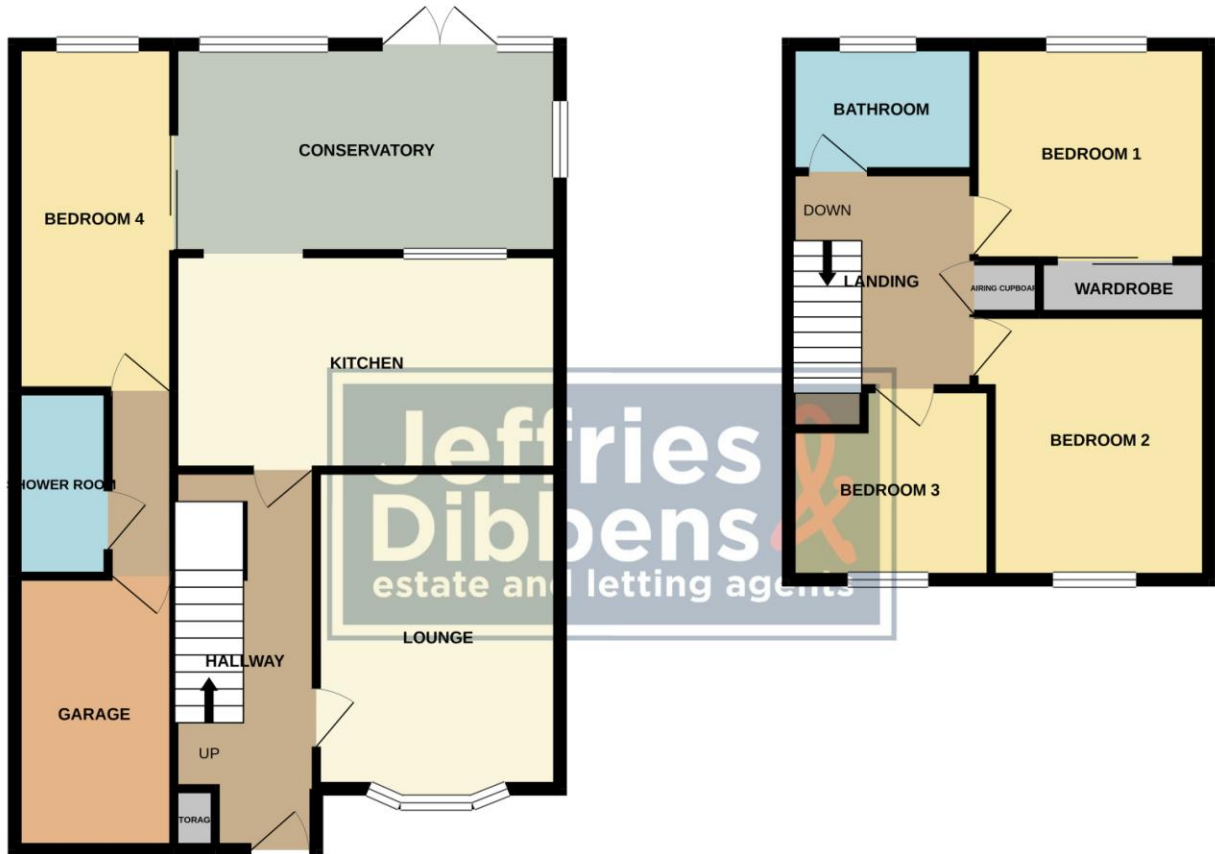


AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None 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 & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		