



**£360,000**

**78 Queens Crescent**

Stubbington, PO14 2QG

## PROPERTY SUMMARY

We are delighted to offer this extended semi-detached bungalow situated in the popular Queens Crescent with direct access onto the woodlands and field area of Tips Copse. Benefits to this property include two bedrooms, an extended lounge/diner, a kitchen with side access and a conservatory. Other benefits include a large private rear garden with a lovely woodland backdrop, a summer house, a garage and off road parking. We believe this property has so many great features so please call our Stubbington Office to book your viewing.





**ENTRANCE HALLWAY**

**BEDROOM 1** 17' 1" x 10' 10" (5.21m x 3.3m)

**BEDROOM 2** 9' 2" x 7' 8" (2.79m x 2.34m)

**SHOWER ROOM** 5' 9" x 5' 5" (1.75m x 1.65m)

**KITCHEN** 10' 0" x 8' 11" (3.05m x 2.72m)

**LOUNGE/DINER** 27' 2" x 19' 5" (8.28m x 5.92m)

**CONSERVATORY** 12' 5" x 8' (3.78m x 2.44m)

**OUTSIDE**

**DRIVEWAY**

**FRONT GARDEN**

**REAR GARDEN**

**DETACHED GARAGE** 19' 5" x 9' 6" (5.92m x 2.9m)



## GROUND FLOOR



**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		85 B
69-80	C	70 C	
55-68	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

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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