



£165,000
26 Spencer Court
Stubbington, PO14 2AU

**SPENCER
COURT**

PROPERTY SUMMARY

We are delighted to offer this recently refurbished first floor maisonette in Stubbington. The property comprises of an entrance hall, lounge/dining room, brand new fitted kitchen, one double bedroom, a shower room and useful storage room. Further benefits include gas central heating, new carpets and underlay as well as new windows installed last year. In our opinion, this property would make a great starter home or investment property. Call us in our Stubbington Branch to book in your viewing today!





HALLWAY Textured ceiling, access to airing cupboard.

KITCHEN 12' 11" x 10' 3" (3.94m x 3.14m) Brand new fitted kitchen with matching wall and base units, sink, tiling, electric hob and fan oven, extractor fan, washing machine, fridge freezer and a large storage/larder cupboard.

LOUNGE 12' 07" x 10' 11" (3.84m x 3.33m) Textured ceiling, large bay window with double glazing, radiator.

BEDROOM ONE 12' 08" x 9' 06" (3.86m x 2.9m) Double glazed window, radiator, and textured ceiling

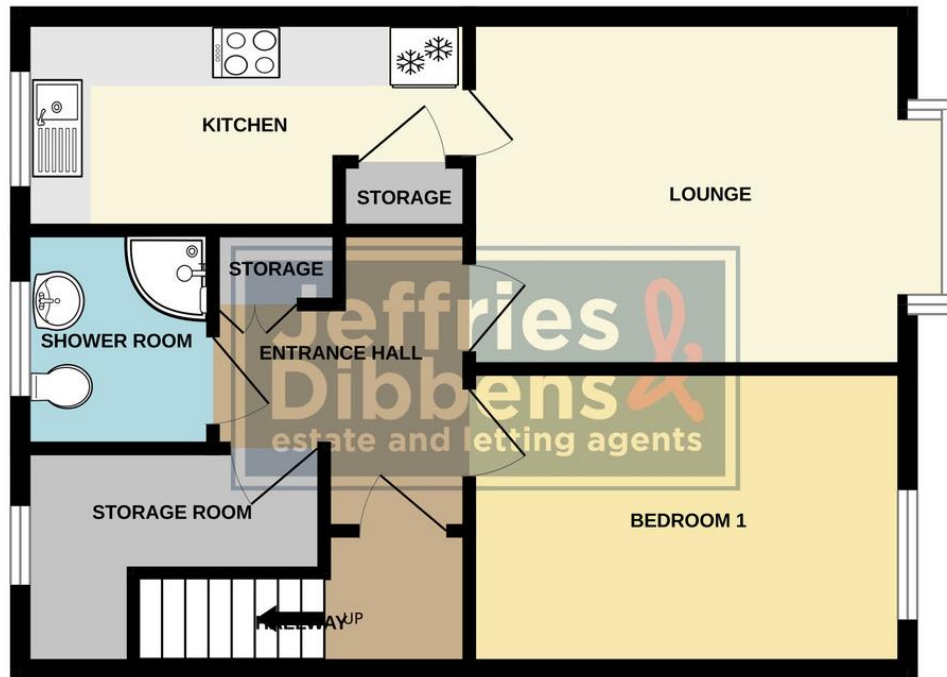
SHOWER ROOM 6' 04" x 5' 08" (1.93m x 1.73m) Shower, part tiled walls and fully tiled floor, WC, vanity hand wash basin and heated towel rail.

STORAGE ROOM 8' 08" x 3' 09" (2.64m x 1.14m) Boiler, fuse box, access to attic and double glazed window.

OUTSIDE

PARKING Non-allocated parking for residents of Spencer Court.





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.
Made with Metropix ©2023

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

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

CONTACT

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