



**£299,995**  
**23 Tawny Owl Close**  
Stubbington, PO14 3JB

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer this terraced, two bedroom home for sale with no forward chain. Situated in the quiet cul-de-sac of Tawny Owl Close the property comes under the catchment area for popular Crofton Anne Dale Infant & Junior School and Crofton Senior School. We believe this property to be a great opportunity and benefits from a kitchen/breakfast room, a bright and airy conservatory and a driveway with a further 2 allocated spaces situated close to the property. Both bedrooms benefit from fitted wardrobes, offering ample upstairs storage. The bathroom has been recently renovated to a high standard and features modern tiling and fittings. Properties such as this are much in demand and therefore an early viewing is strongly advised. Please call Jeffries & Dibbens Stubbington without delay to arrange a viewing.





## **PORCH**

**LOUNGE** 13' 02" x 12' 04" (4.01m x 3.76m)

**KITCHEN** 12' 08" x 10' 04" (3.86m x 3.15m)

**CONSERVATORY** 10' 11" x 9' 06" (3.33m x 2.9m)

**BEDROOM ONE** 13' 02" x 8' 03" (4.01m x 2.51m)

## **BATHROOM**

**BEDROOM TWO** 13' 02" x 7' 00" (4.01m x 2.13m)

## **GARDEN**





While every attempt has been made to ensure the accuracy of the information contained herein, the information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided for general guidance only and should not be relied upon for any specific purpose.

**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 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



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