

Guide Price **£400,000 - £425,000**
39 Fair Isle Close
Hill Head, PO14 3RT

PROPERTY SUMMARY

Guide Price £400,000 - £425,000: We are delighted to offer this well presented and immaculate link detached three bedroom family home situated on the quiet cul-de-sac of Fair Isle Close overlooking a spacious green. This property is convenient for both Hill Head Beach and Stubbington Village amenities and is in the catchment area for both the local primary and secondary schools. Benefits to this property include a lounge/diner with a large sideboard and cupboards, kitchen, downstairs cloakroom and a sun lounge. All bedrooms have fitted wardrobes with two boasting additional dressing table, drawers and cupboard space. The main bathroom has plenty of storage space, a large walk in power shower and heated towel rail. The loft is boarded with a ladder and lighting. The boiler was replaced in 2023 along with all radiators throughout the house. The attractive large rear garden is low maintenance with patios, shrub borders, artificial grass and a greenhouse and shed. The garage comes with an additional workshop and off road parking for several vehicles. The owner has continually maintained their property for over 30 years and enjoyed all the benefits of living in Stubbington. Properties in this area are in high demand so please call our Stubbington office to book your viewing.





PORCH

HALLWAY

WC

LOUNGE/DINER 25' 00" x 14' 10" (7.62m x 4.52m)

KITCHEN 10' 10" x 7' 09" (3.3m x 2.36m)

CONSERVATORY 9' 10" x 6' 07" (3m x 2.01m)

LANDING

BEDROOM ONE 11' 10" x 10' 01" (3.61m x 3.07m)

BEDROOM TWO 10' 06" x 9' 11" (3.2m x 3.02m)

BEDROOM THREE 8' 08" x 7' 04" (2.64m x 2.24m)

BATHROOM 7' 05" x 5' 03" (2.26m x 1.6m)

WORKSHOP 9' 01" x 7' 05" (2.77m x 2.26m)

GARAGE 18' 01" x 8' 03" (5.51m x 2.51m)





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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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		
69-80	C	72 C	75 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



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