



**£377,500**  
**32 Puffin Crescent**  
Stubbington, PO14 3LG

## PROPERTY SUMMARY

This three bedroom link detached house is nestled away in a quiet cul-de-sac in Stubbington and is offered with no forward chain. Downstairs the property benefits from a lounge/diner open into a separate reception room which could be ideal for a home office space, overlooking the south facing garden. Upstairs, there are three well-proportioned rooms and a fitted bathroom. Within Crofton Hammond and Anne Dale Juniors and Crofton Secondary catchment, this property is a fantastic opportunity for someone to put their own stamp on their next family home. With driveway parking, a single garage and a private rear garden with wide side access, this house is not to be missed - call us now in our Stubbington Branch to book in your viewing.





## HALLWAY

**CLOAKROOM** 6' 03" x 2' 04" (1.91m x 0.71m)

**KITCHEN** 12'08" x 10'6" (3.86m x 3.2m)

**LOUNGE/DINER** 17' 02" x 14' 03" (5.23m x 4.34m)

**DINING ROOM/OFFICE** 11' 06" x 7' 02" (3.51m x 2.18m)

## LANDING

**BEDROOM ONE** 12' 08" x 12' 05" (3.86m x 3.78m)

**BEDROOM TWO** 10' 06" x 8' 09" (3.2m x 2.67m)

**BEDROOM THREE** 8' 03" x 7' 02" (2.51m x 2.18m)

**BATHROOM** 6' 06" x 6' 05" (1.98m x 1.96m)

## OUTSIDE

## GARAGE

## DRIVEWAY

## REAR GARDEN





**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		83 B
69-80	C		
55-68	D	63 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  
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