



**£465,000**  
**65 St. Marys Road**  
Stubbington, PO14 2HG

## PROPERTY SUMMARY

This beautiful 1940s semi-detached house will make an ideal family home and is located in Stubbington, within good school catchments such as Crofton Anne Dale and Crofton Hammond Juniors and Crofton Secondary school. Upon entering through the porch and spacious entrance hallway, there is a cosy lounge with a bay window letting light flood in and a dining room to the rear of the property providing a vibrant entertaining space with double doors opening onto the large rear garden. The property comfortably caters for a large family with its six bedrooms spread across three floors. Further benefits include a utility room, ample driveway parking and being within walking distance to Stubbington Village. Please call us in our Stubbington branch to book in your viewing today.





**PORCH**

**ENTRANCE HALL**

**LOUNGE** 15' 7" x 10' 11" (4.75m x 3.33m)

**DINING ROOM** 16' 8" x 8' 10" (5.08m x 2.69m)

**KITCHEN** 16' 5" x 8' 1" (5m x 2.46m)

**INNER LOBBY**

**CLOAKROOM**

**UTILITY ROOM** 8' 7" x 5' 9" (2.62m x 1.75m)

**BEDROOM 6/HOME OFFICE** 14' 1" x 8' 6" (4.29m x 2.59m)

**UPSTAIRS LANDING**

**BEDROOM 1** 12' 0" x 9' 0" (3.66m x 2.74m)

**BEDROOM 2** 10' 6" x 10' 0" (3.2m x 3.05m)

**BEDROOM 3** 10' 3" x 8' 7" (3.12m x 2.62m)

**FAMILY BATHROOM** 16' 7" x 7' 6" (5.05m x 2.29m)

**BEDROOM 4** 12' 1" x 8' 7" (3.68m x 2.62m)

**SECOND FLOOR LANDING**

**BEDROOM 5** 12' 0" x 9' (3.66m x 2.74m)

**W/C** 8' 9" x 5' (2.67m x 1.52m)

**OUTSIDE**

**DRIVEWAY PARKING**

**REAR GARDEN**

**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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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