

**Guide Price £400,000 to £415,000**

**29 The Croft**

Stubbington, PO14 2EZ

## PROPERTY SUMMARY

**FANTASTIC PLOT** We are delighted to welcome this spacious three bedroom semi-detached house to the market, located within walking distance to Stubbington Village and offered with no forward chain. The property comprises of a wide and welcoming entrance hallway, a pleasant fitted kitchen, downstairs W/C, a spacious lounge/diner into the bright conservatory, an upstairs landing, three good sized bedrooms, of which one bedroom has an original feature fireplace, and a family bathroom. There is ample storage space to the right of the property via the inner lobby and a generous frontage accommodates gated parking for family vehicles. Within great school catchments, this property boasts a very large garden and is not one to be missed. Call us now in our Stubbington Office to book in your viewing today.





**PORCH**

**ENTRANCE HALLWAY**

**KITCHEN** 13' 04" x 07' 06" (4.06m x 2.29m)

**LOUNGE/DINER** 19' 09" x 13' 11" (6.02m x 4.24m)

**W/C**

**CONSERVATORY** 10' 04" x 09' 05" (3.15m x 2.87m)

**UPSTAIRS LANDING**

**BEDROOM 1** 13' 11" x 10' 08" (4.24m x 3.25m)

**BEDROOM 2** 14' 00" x 8' 01" (4.27m x 2.46m)

**BEDROOM 3** 9' 03" x 7' 02" (2.82m x 2.18m)

**FAMILY BATHROOM** 9' 03" x 5' 07" (2.82m x 1.7m)

**OUTSIDE**

**DRIVEWAY PARKING**

**ATTACHED STORAGE AREA**

**LARGE REAR GARDEN**

**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	62 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

GROUND FLOOR

1ST FLOOR



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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