

**£350,000**

**46 Nursery Lane**

Stubbington, PO14 2PY



## PROPERTY SUMMARY

We are delighted to present this three bedroom semi-detached property situated in a sought after location between Stubbington Village and Lee-on-the-Solent and Hill Head Beaches. The property has been well looked after and a new shower room and downstairs W/C have been fitted. Offered with no forward chain, the property comprises an entrance hallway, sleek and modern W/C, a generous lounge with a working wood burner open into the dining room, a fitted kitchen with a large larder cupboard, three well-proportioned bedrooms and a stunning shower room. This ideal family home is within good school catchments such as Crofton Hammond and Anne Dale Junior and Infant Schools as well as Crofton Secondary. Further benefits include a paved driveway for multiple vehicles, a detached single garage and a fantastic private rear garden. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out!





**ENTRANCE HALL** 11' 8" x 3' 2" (3.56m x 0.97m)

**KITCHEN** 10' 8" x 8' 7" (3.25m x 2.62m)

**LOUNGE/DINER** 23' 3" x 11' 3" (7.09m x 3.43m)

**CLOAKROOM** 4' 6" x 2' 8" (1.37m x 0.81m)

**LANDING** 7' 8" x 7' 5" (2.34m x 2.26m)

**BATHROOM** 7' 5" x 5' 5" (2.26m x 1.65m)

**MASTER BEDROOM** 10' 4" x 12' 5" (3.15m x 3.78m)

**BEDROOM 2** 10' 5" x 10' 4" (3.18m x 3.15m)

**BEDROOM 3** 9' 1" x 7' 6" (2.77m x 2.29m)

**OUTSIDE**

**DRIVEWAY PARKING**

**FRONT GARDEN**

**GARAGE**

**REAR GARDEN**





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.  
Made with Metropix ©2024

**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		84 B
69-80	C		
55-68	D	65 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  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

18 The Green, Stubbington,  
Fareham, Hampshire, PO14 2JG

**CONTACT**

01329 668 511  
stubbington@dibbensproperty.co.uk  
www.jdea.co.uk