



**£345,000**  
**47 Queens Crescent**  
Stubbington, PO14 2QG



## PROPERTY SUMMARY

We are pleased to present this two bedroom semi-detached bungalow on the highly sought after Red Lion estate in Stubbington, within walking distance to the village and its wide range of shops and amenities. Comprising two well-proportioned bedrooms, shaker style kitchen, refitted shower-room, generous living room and a large conservatory that opens onto a well-kept, south facing garden. The property also benefits from gas central heating throughout and a driveway leading to a detached garage with a paved frontage for additional parking. Please call us in our Stubbington branch to book in a viewing today!





## **ENTRANCE HALL**

**LIVING ROOM 12' 9" x 11' (3.89m x 3.35m)**

**KITCHEN 10' x 8' 10" (3.05m x 2.69m)**

**CONSERVATORY 20' 8" x 9' 8" (6.3m x 2.95m)**

**BEDROOM ONE 15' 2" x 11' (4.62m x 3.35m)**

**BEDROOM TWO 9' x 7' 8" (2.74m x 2.34m)**

**SHOWER ROOM**

**OUTSIDE**

**GARAGE**

**REAR GARDEN**

**DRIVEWAY**



GROUND FLOOR



**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		86 B
69-80	C		
55-68	D		
39-54	E	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

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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