



£489,995
30 Eric Road
Stubbington, PO14 2RN

PROPERTY SUMMARY

We are delighted to offer this detached, three bedroom family home situated in the popular location of Eric Road which is only a short walk to Stubbington Village. In our opinion the property is immaculately presented throughout and benefits from a modern open plan kitchen/breakfast room, a utility room and an en-suite to the master bedroom. In addition to a gorgeous, private rear garden, other benefits include a downstairs shower room, a bright conservatory and a garage with off road parking. Please call us now in our Stubbington Branch to arrange your internal viewing.





HALLWAY

LOUNGE 19' 10" x 14' 10" (6.05m x 4.52m)

KITCHEN/BREAKFAST ROOM 19' 7" x 10' 11" (5.97m x 3.33m)

CONSERVATORY 16' 9" x 6' 11" (5.11m x 2.11m)

UTILITY ROOM

SHOWER ROOM

LANDING

MASTER BEDROOM 19' 10" x 9' 8" (6.05m x 2.95m)

ENSUITE

BEDROOM TWO 10' 11" x 9' 6" (3.33m x 2.9m)

BEDROOM THREE 10' 4" x 7' 10" (3.15m x 2.39m)

BATHROOM

FRONT GARDEN

REAR GARDEN

GARAGE





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

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



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

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