



**£270,000**  
**21 Cromarty Close**  
Stubbington, PO14 3QX



## PROPERTY SUMMARY

This two bedroom, mid terraced home is offered with no forward chain, situated on the quiet cul-de-sac of Cromarty Close, close to both Stubbington Village and Hill Head Beach. This property comprises of a porch, a living space with a bay window, a modern kitchen, a downstairs WC, and a conservatory with double doors leading out to the rear garden. The low maintenance garden has rear access and an outdoor bar/shed with power and flooring. Upstairs benefits from a master bedroom with built in wardrobes, a seconded double bedroom, and a shower room. Another great benefit is the allocated parking to the front of the property. We believe this to be a great opportunity for a first time buy or a buy to let property. Please contact our Stubbington Branch today to secure your viewing!





## **PORCH**

**LIVING ROOM** 17' 9" x 11' 6" (5.41m x 3.51m)

**KITCHEN** 11' 5" x 10' 4" (3.48m x 3.15m)

**CONSERVATORY** 9' 9" x 9' 4" (2.97m x 2.84m)

**WC** 6' 1" x 2' 4" (1.85m x 0.71m)

## **LANDING**

**MASTER BEDROOM** 11' 6" x 11' 1" (3.51m x 3.38m)

**BEDROOM TWO** 11' 6" x 7' 8" (3.51m x 2.34m)

**SHOWER ROOM** 6' 7" x 5' 5" (2.01m x 1.65m)

## **OUTSIDE**

**REAR GARDEN**

**SHED/OUTSIDE BAR**

**FRONT GARDEN**





**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | 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

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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