



Guide Price £390,000 - £410,000
34 Puffin Crescent
Stubbington, PO14 3LG

PROPERTY SUMMARY

LARGE PLOT! This beautiful property is tucked away at the end of a quiet cul-de-sac in Stubbington, close to local amenities, good schools and Hill Head Beach. Having been meticulously cared for by the current owners, the property boasts a light, dual aspect lounge open into the kitchen/diner with a conservatory overlooking the garden to the rear as well as three well-proportioned bedrooms upstairs with storage and a refitted shower room. Outside, the plot wraps around the rear and side of the property, featuring patio areas, verdant lawn, mature shrubbery and foliage as well as vegetable patches and storage sheds. With benefits such as 'warm floor' insulation, driveway parking and potential to further extend and improve (stpp), this property is not to be missed so call us now in our Stubbington Branch to book in your viewing today.





ENTRANCE HALL

LOUNGE 13' 7" x 11' 9" (4.14m x 3.58m)

KITCHEN/DINER 24' 3" x 10' 6" (7.39m x 3.2m)

CONSERVATORY 9' 2" x 7' 1" (2.79m x 2.16m)

UPSTAIRS LANDING

BEDROOM 1 12' 7" x 9' 1" (3.84m x 2.77m)

BEDROOM 2 9' 3" x 9' 1" (2.82m x 2.77m)

BEDROOM 3 9' 3" x 6' (2.82m x 1.83m)

SHOWER ROOM 6' 4" x 6' 2" (1.93m x 1.88m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

GARAGE 7' 9" x 5' 6" (2.36m x 1.68m)

LARGE REAR GARDEN





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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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 | | 86 B |
| 69-80 | C | 73 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



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