

£420,000

16 Ironbridge Crescent

Park Gate, SO31 7FX

PROPERTY SUMMARY

A fantastic opportunity to acquire a generous three bedroom family home which has been recently redecorated throughout and is offered with no forward chain. A driveway offering parking for multiple vehicles leads to front door into the useful porch, then into the wide and welcoming entrance hallway. The well-appointed kitchen, downstairs W/C and generous lounge/diner follow with the light and airy conservatory to rear. Upstairs, there are three double bedrooms, an en-suite to the master bedroom and a main family bathroom. There is ample fitted storage and gas central heating throughout making this residence ready for family living. Further benefits include an enclosed, west facing, rear garden and an integral single garage with an up-and-over door. Call us now in our Stubbington Office to book in your viewing today and avoid missing out!





PORCH

ENTRANCE HALL

KITCHEN 13' 6" x 6' 8" (4.11m x 2.03m)

W/C

LOUNGE/DINER 22' 5" x 11' 7" (6.83m x 3.53m)

CONSERVATORY 21' 2" x 7' 5" (6.45m x 2.26m)

LANDING

BEDROOM 1 12' 2" x 10' 3" (3.71m x 3.12m)

ENSUITE 9' 6" x 6' 5" (2.9m x 1.96m)

BEDROOM 2 10' 9" x 9' 6" (3.28m x 2.9m)

BEDROOM 3 10' x 8' 3" (3.05m x 2.51m)

BATHROOM 6' 9" x 6' 2" (2.06m x 1.88m)

OUTSIDE

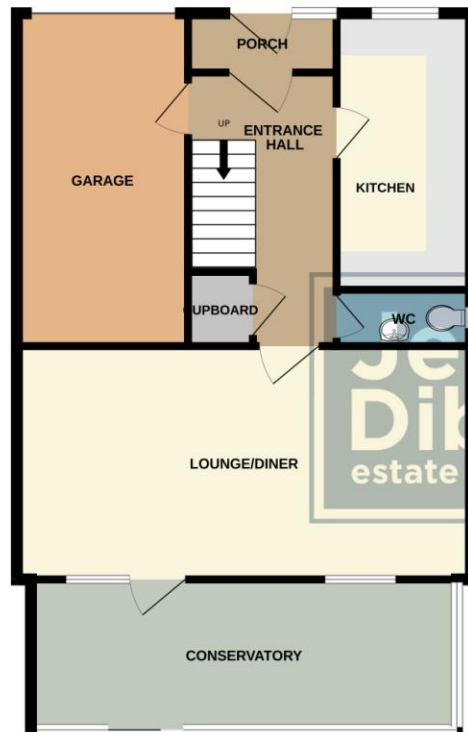
DRIVEWAY

GARAGE 16' 8" x 8' 4" (5.08m x 2.54m)

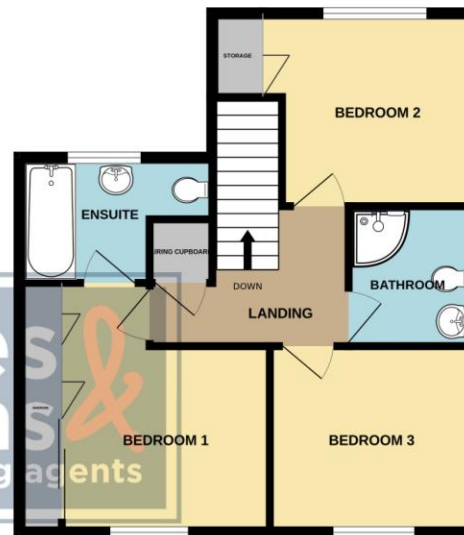
REAR GARDEN



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 purchasers. 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
D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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

**Jeffries
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