

£425,000

3 Forties Close

Stubbington, PO14 3RZ

PROPERTY SUMMARY

A fantastic opportunity to acquire a well presented four bedroom detached house in a sought after location close to local amenities, Hill Head Beach and Stubbington Village. From the paved driveway and pleasant front garden, the entrance hallway leads into the spacious lounge boasting a bay window and double oak doors into the separate dining room, a downstairs W/C and fitted kitchen overlooking the garden, with an internal side door into the attached garage. Upstairs, the property comprises of four great sized bedrooms and a family bathroom, completing this family home. Sitting on a large corner plot, this property's walled back garden wraps around the rear and side, boasting verdant lawns, mature borders and side access. Further benefits include new flooring and carpets, being within excellent school catchments and offering heaps of potential to further extend and improve. Call us now in our Stubbington Branch to book in your viewing today!





ENTRANCE HALL

LOUNGE 13' 1" x 12' 8" (3.99m x 3.86m)

DINING ROOM 12' 4" x 9' 5" (3.76m x 2.87m)

KITCHEN 12' 4" x 9' 4" (3.76m x 2.84m)

W/C 5' 9" x 2' 9" (1.75m x 0.84m)

UPSTAIRS LANDING

BEDROOM 1 14' 8" x 9' 8" (4.47m x 2.95m)

BEDROOM 2 10' 4" x 10' (3.15m x 3.05m)

BEDROOM 3 9' 2" x 6' 4" (2.79m x 1.93m)

BATHROOM 6' 6" x 5' 2" (1.98m x 1.57m)

BEDROOM 4 9' 1" x 9' (2.77m x 2.74m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

ATTACHED GARAGE 17' 3" x 8' 2" (5.26m x 2.49m)

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		
69-80	C	73 C	80 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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