

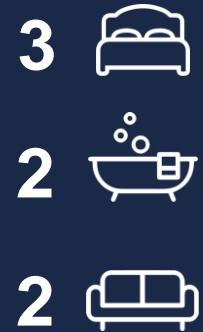
£379,995

69 East House Avenue

Stubbington, PO14 2SL

PROPERTY SUMMARY

This three double bedroom semi-detached house is located within walking distance to local schools and the village and sits adjacent to a common. Ideal for a family, this extended property comprises a porch, an entrance hallway, useful downstairs shower room, open-plan kitchen/breakfast room into the dining room with gorgeous vaulted ceilings, a separate and spacious lounge with dual aspect windows, three bright and well-presented double bedrooms and a family bathroom. The property has a large front garden as well as a walled, landscaped rear garden which offers a great degree of privacy. There is a side door from the garden into the single garage where there is also driveway parking in front. Featuring gas central heating throughout and fantastic local amenities, this property is not to be missed so call us now in our Stubbington Office to book in your viewing and avoid missing out today!





PORCH 3' 9" x 3' 8" (1.14m x 1.12m)

HALLWAY 17' 6" x 3' 8" (5.33m x 1.12m)

LOUNGE 17' 7" x 13' 8" (5.36m x 4.17m)

KITCHEN/BREAKFAST ROOM 17' 7" x 8' 5" (5.36m x 2.57m)

DINING ROOM 10' 11" x 8' 6" (3.33m x 2.59m)

DOWNSTAIRS SHOWER ROOM 14' 2" x 4' 5" (4.32m x 1.35m)

LANDING

BEDROOM 1 10' 9" x 10' (3.28m x 3.05m to fitted wardrobes)

BEDROOM 2 10' 9" x 10' 5" (3.28m x 3.18m)

BATHROOM 6' 4" x 6' 4" (1.93m x 1.93m)

BEDROOM 3 9' x 7' 4" (2.74m x 2.24m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

SINGLE GARAGE

DRIVEWAY PARKING

GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 sq.m.) approx.

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 is given 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		85 B
69-80	C		
55-68	D	67 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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