

**£325,000**

**25 Victory Road**

Stubbington, PO14 2SG



## PROPERTY SUMMARY

This three bedroom semi-detached house is an ideal walking distance to both Stubbington Village and the beach, as well as local schools such as Crofton Secondary. Internally, this residence comprises of an entrance hallway, fitted kitchen, open plan lounge/diner which has sliding doors onto the private rear garden, three bedrooms and a refitted family shower room. Further benefits to this property include an attached single garage, a driveway for multiple cars as well as a front garden offering scope for further parking and gas central heating throughout. Call us in our Stubbington Office to book in your viewing today!





## **ENTRANCE HALL**

**KITCHEN** 10' 8" x 8' 9" (3.25m x 2.67m)

**LOUNGE/DINER** 14' 11" x 14' 0" (4.55m x 4.27m)

## **UPSTAIRS LANDING**

**MASTER BEDROOM** 10' 8" x 8' 9" (3.25m x 2.67m)

**BEDROOM 2** 11' 2" x 8' 9" (3.4m x 2.67m)

**BATHROOM** 5' 11" x 5' 6" (1.8m x 1.68m)

**BEDROOM 3** 14' 11" x 14' 0" (4.55m x 4.27m)

**BATHROOM** 5' 11" x 5' 6" (1.8m x 1.68m)

## **OUTSIDE**

## **FRONT GARDEN**

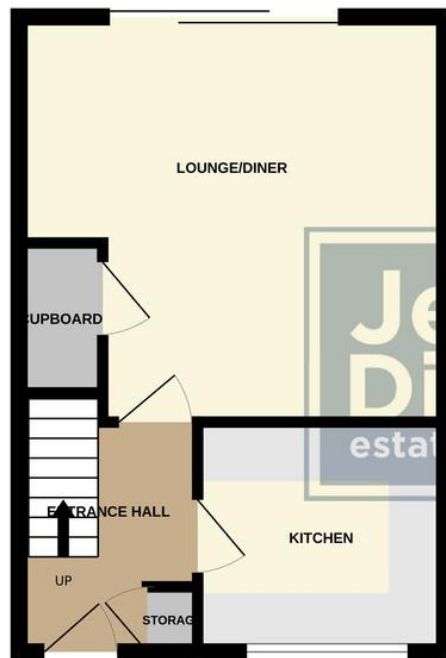
## **DRIVEWAY**

## **PRIVATE REAR GARDEN**

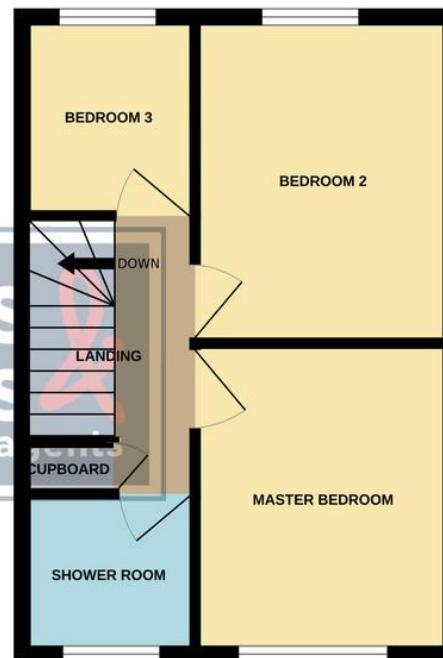
## **ATTACHED GARAGE**



GROUND FLOOR



1ST FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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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