

£395,000

64 Green Road

Stubbington, PO14 2HE

PROPERTY SUMMARY

This charming three bedroom semi-detached bungalow is located within walking distance to Stubbington Village and good local schools. From the large paved driveway, the welcoming entrance hallway leads to three great sized bedrooms, with the master at the front of the bungalow boasting potential for an ensuite and a bay window letting in lots of natural light, a family bathroom, a cosy lounge open into the stunning kitchen/diner with vaulted ceilings and integrated appliances and finally the useful conservatory opening onto the rear garden. Outside, the rear garden offers a great degree of privacy, a side door into the garage and an ideal space for summer BBQs with all the family! With further benefits such as being within close proximity to the beach, gas central heating throughout and potential to further adapt/improve, this property is not to be missed so call us now in our Stubbington Branch to book in your viewing today.





HALLWAY

MASTER BEDROOM 13' 7" x 12' (4.14m x 3.66m)

STORAGE/POTENTIAL EN-SUITE 7' 4" x 3' 6" (2.24m x 1.07m)

Suite provided and plumbing/services in place.

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

BEDROOM THREE 8' 6" x 7' 10" (2.59m x 2.39m)

LOUNGE 12' 8" x 10' 6" (3.86m x 3.2m)

KITCHEN/DINER 20' 9" x 10' 2" (6.32m x 3.1m)

CONSERVATORY 11' 2" x 10' 11" (3.4m x 3.33m)

OUTSIDE

REAR GARDEN

GARAGE

DRIVEWAY

GROUND 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.

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 | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 52 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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