

£300,000
11 Marks Road
Stubbington, PO14 2AD

PROPERTY SUMMARY

This deceptively spacious terraced property is situated within close proximity to Stubbington Village and good local schools. The property comprises an entrance porch and hallway into a separate lounge, sleek and modern kitchen/dining room, a downstairs W/C and a handy utility room. Upstairs, there are three well-proportioned bedrooms, ample storage and a refitted shower room. Outside, both the gardens have been beautifully maintained, with the rear garden boasting a patio area as well as lawn, a great degree of privacy and direct access to a pleasant green. Further benefits include gas central heating throughout, being close to good transport links and offering potential to further improve and extend (subject to planning permission). Call us now in our Stubbington Branch to book in your viewing today and avoid missing out!





HALLWAY

LOUNGE 12' 11" x 11' 5" (3.94m x 3.48m)

KITCHEN/DINER 15' 9" x 11' 5" (4.8m x 3.48m)

UTILITY ROOM 5' 10" x 4' 8" (1.78m x 1.42m)

WC 4' 11" x 2' 10" (1.5m x 0.86m)

LANDING

MASTER BEDROOM 13' 1" x 11' 6" (3.99m x 3.51m)

BEDROOM TWO 12' 6" x 11' 7" (3.81m x 3.53m)

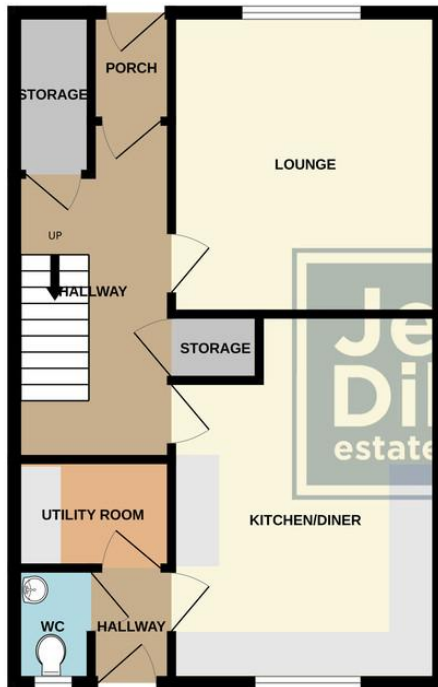
BEDROOM THREE 8' 11" x 8' 7" (2.72m x 2.62m)

BATHROOM 7' 10" x 6' 7" (2.39m x 2.01m)

OUTSIDE

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 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 C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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