

GUIDE PRICE

£310,000-£325,000

72 St. Marys Road

Stubbington, PO14 2HQ

PROPERTY SUMMARY

Offered with no forward chain, this three-bedroom semi-detached home is located on St. Mary's Road, just a short walk from the heart of Stubbington Village. In need of modernisation, the property presents a fantastic opportunity for buyers looking to personalise and create their ideal home. The ground floor features a spacious lounge/diner, a kitchen, a bright and airy conservatory, and a convenient downstairs WC. Upstairs, you'll find three bedrooms, two with built-in storage, and a family bathroom. Outside, the property boasts a generous rear garden with side access, perfect for outdoor entertaining or future landscaping projects. A paved driveway to the front provides off-road parking. Don't miss the potential this home offers. Contact our Stubbington branch today to arrange your viewing.





HALLWAY

LOUNGE/DINER 21' 9" x 11' 3" (6.63m x 3.43m)

KITCHEN 11' 4" x 5' 5" (3.45m x 1.65m)

CONSERVATORY 14' 7" x 9' 3" (4.44m x 2.82m)

WC 4' 1" x 2' 8" (1.24m x 0.81m)

LANDING

MASTER BEDROOM 11' 6" x 11' 2" (3.51m x 3.4m)

BEDROOM TWO 11' 2" x 10' 3" (3.4m x 3.12m)

BEDROOM THREE 8' 6" x 5' 11" (2.59m x 1.8m)

BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m)

OUTSIDE

REAR GARDEN

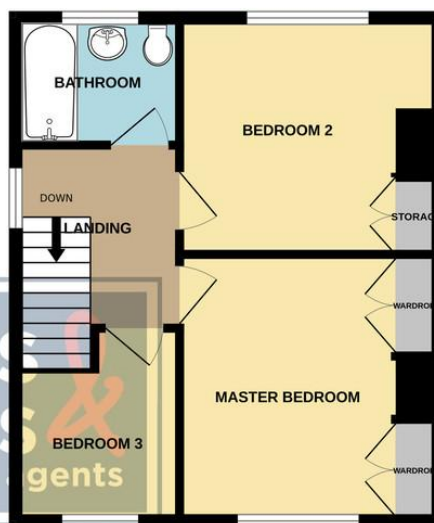
DRIVEWAY



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 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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