

£325,000
54 Cuckoo Lane
Stubbington, PO14 3PE

PROPERTY SUMMARY

This well-presented two-bedroom semi-detached bungalow is ideally located on Cuckoo Lane, close to both Stubbington Village and Hill Head Beach. The property offers a spacious living room with a bay window, a neutral bathroom, a kitchen, and a bright conservatory. Outside, benefits from a private, low-maintenance rear garden, a double garage, and its own driveway providing ample off-road parking. This is a fantastic opportunity in a desirable location, contact our Stubbington office today to arrange your viewing.





HALLWAY

LIVING ROOM 14' x 12' 3" (4.27m x 3.73m)

BEDROOM ONE 12' 4" x 10' 10" (3.76m x 3.3m)

BEDROOM TWO 9' x 7' 8" (2.74m x 2.34m)

KITCHEN 10' 6" x 8' 11" (3.2m x 2.72m)

CONSERVATORY 20' x 8' 6" (6.1m x 2.59m)

OUTSIDE

REAR GARDEN

DOUBLE GARAGE 18' 2" x 15' 7" (5.54m x 4.75m)

FRONT GARDEN

DRIVEWAY

AGENTS NOTES Council Tax Band:
EPC Rating: D

GROUND 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		
69-80	C	69 C	76 C
55-68	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.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, internal areas and overall plot area are approximate and no responsibility is taken for inaccuracy.

**Jeffries
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