

**£279,995**  
**46 Shannon Road**  
Stubbington, PO14 3TU

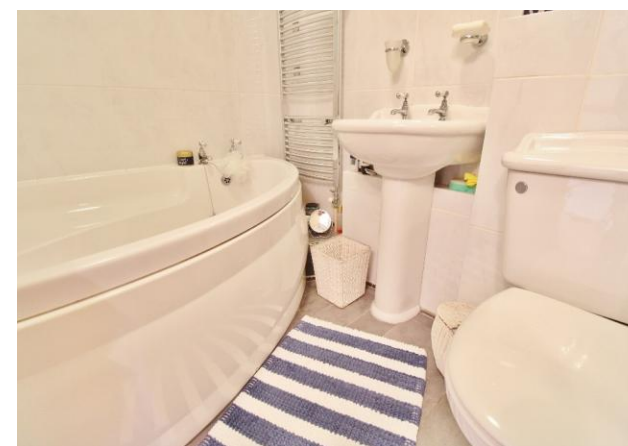
## PROPERTY SUMMARY

Tucked away just off Shannon Road and only steps from a nearby green, this delightful two-bedroom terraced house is perfectly positioned within walking distance of both Stubbington Village and the stunning Hill Head Beach. The home features a bright and spacious open-plan lounge that flows seamlessly into the fitted kitchen, ideal for everyday living and entertaining. Upstairs, you'll find two generously sized double bedrooms, including built-in wardrobes, and a stylish, well-appointed bathroom. Additional highlights include gas central heating, off-road parking, and a beautifully maintained private rear garden, perfect for relaxing or enjoying summer evenings. Don't miss your chance to view this fantastic home. Contact our Stubbington Branch today to arrange a viewing.

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**ENTRANCE HALL** 4' 3" x 3' 2" (1.3m x 0.97m)

**LOUNGE/DINER** 20' 3" x 11' 7" (6.17m x 3.53m)

**KITCHEN** 11' 7" x 6' 9" (3.53m x 2.06m)

**LANDING** 9' 1" x 5' 8" (2.77m x 1.73m)

**BEDROOM ONE** 11' 5" x 9' 8" (3.48m x 2.95m)

**BATHROOM** 6' 8" x 5' 5" (2.03m x 1.65m)

**BEDROOM TWO** 11' 7" x 8' 6" (3.53m x 2.59m)

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**PARKING**

**AGENTS NOTES** EPC:  
Council Tax Band: B



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 B

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 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.

**Jeffries  
Dibbens**  
estate and letting agents

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