

£285,000

31 Kingsmead Avenue

Stubbington, PO14 2NN

PROPERTY SUMMARY

This three bedroom end of terraced property in Stubbington is located close to both Stubbington Village and the stunning South Coast line. Requiring some modernisation, this no forward chain property offers a unique opportunity for the next owner to put their own stamp on this home. Comprising an entrance hallway, a downstairs W/C, bright lounge, kitchen/diner, conservatory, three bedrooms and a family bathroom, this property has generous accommodation. Outside there is a front garden, rear garden and a garage as well as off road parking to the rear. This property would make an ideal first time buy or investment, so please can us now in our Stubbington Branch to book in your viewing and avoid missing out!





HALLWAY

WC 5' 7" x 2' 9" (1.7m x 0.84m)

LOUNGE 15' 11" x 14' 10" (4.85m x 4.52m)

KITCHEN/DINER 14' 10" x 11' 3" (4.52m x 3.43m)

CONSERVATORY 8' 4" x 5' 8" (2.54m x 1.73m)

LANDING

MASTER BEDROOM 13' 11" x 8' 10" (4.24m x 2.69m)

BEDROOM TWO 11' 2" x 8' 2" (3.4m x 2.49m)

BEDROOM THREE 11' x 5' 11" (3.35m x 1.8m)

BATHROOM 6' 5" x 6' 4" (1.96m x 1.93m)

OUTSIDE

REAR GARDEN

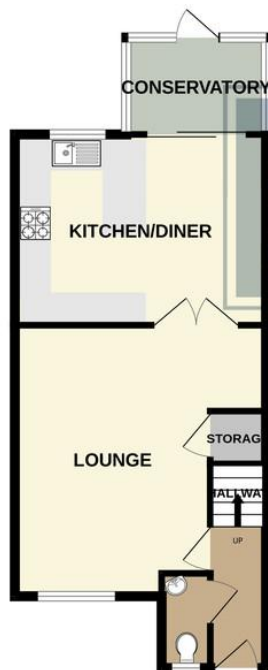
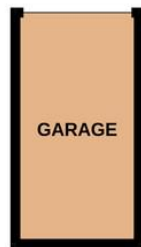
GARAGE

FRONT GARDEN



GROUND FLOOR

1ST FLOOR



CONSERVATORY

KITCHEN/DINER

LOUNGE

STORAGE

TOILET

SINK

UP

**Jeffries
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BEDROOM 1

BEDROOM 3

WARDROBE

LANDING

BEDROOM 2

CUPBOARD

BATHROOM

DOWN

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		86 B
69-80	C		
55-68	D	60 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
Dibbensen**
estate and letting agents

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