

OFFERS IN EXCESS OF  
**£400,000**

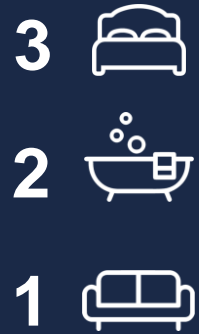
**Stubbs Road**

Waterlooville, PO7 3DG



## PROPERTY SUMMARY

Located on the popular Berewood development close to Waterlooville town centre we are delighted to offer for sale this beautifully presented 3 bedroom detached property in Stubbs Road. This impressive family property has a large number of benefits including 5 years left NHBC, adjacent to green space and internal viewings are very strongly advised. The property boasts 3 first floor bedrooms, 2 bathroom suites, a fabulous open plan kitchen/diner, dual aspect lounge, utility room and ground floor WC. Externally there is a garage with own driveway and a wonderful landscaped rear garden. To avoid disappointment contact Jeffries & Dibbens as sole agents and arrange your viewing today!





**ENTRANCE HALL** Radiator, Amtico flooring, stairs to first floor, doors to:

**WC** Radiator, Amtico flooring, WC, hand wash basin, extractor.

**KITCHEN/DINER** 17' 10" x 10' 05" (5.44m x 3.18m) Windows to front and side aspects, double doors to garden, 2 radiators, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated double oven, hob and extractor, built in fridge freezer and dishwasher, Amtico flooring, door to:

**UTILITY ROOM** 6' 01" x 5' 07" (1.85m x 1.7m) Door to rear, radiator, range of matching cupboards, units and work surfaces, plumbing for washing machine, concealed wall mounted boiler, large under stair cupboard, Amtico flooring.

**LOUNGE** 18' 03" x 10' 07" (5.56m x 3.23m) Windows to front and side aspects, 2 radiators.

**FIRST FLOOR** Landing - Window to rear aspect, radiator, storage cupboard, access to loft, doors to:

**BEDROOM 1** 14' 02" max x 13' 03" (4.32m x 4.04m) Window to front aspect, radiator, door to:

**ENSUITE** Window to side aspect, heated towel rail, shower cubicle, WC, hand wash basin, majority tiled surround, Amtico flooring, extractor.

**BEDROOM 2** 10' 10" x 9' 08" (3.3m x 2.95m) Window to front aspect, radiator, over stair cupboard.

**BEDROOM 3** 8' 09" x 7' 05" (2.67m x 2.26m) Window to side aspect, radiator.

**BATHROOM** 6' 07" x 5' 11" (2.01m x 1.8m) Window to side aspect, heated towel rail, panelled bath, WC, hand wash basin, part tiled, extractor, Amtico flooring.

**OUTSIDE** Front - Attractive front garden with flowers and shrubs.

**REAR GARDEN** Landscaped rear garden with attractive Sandstone patio area and lawned area with flower and shrub borders, outside tap and light, gated side access leading to:

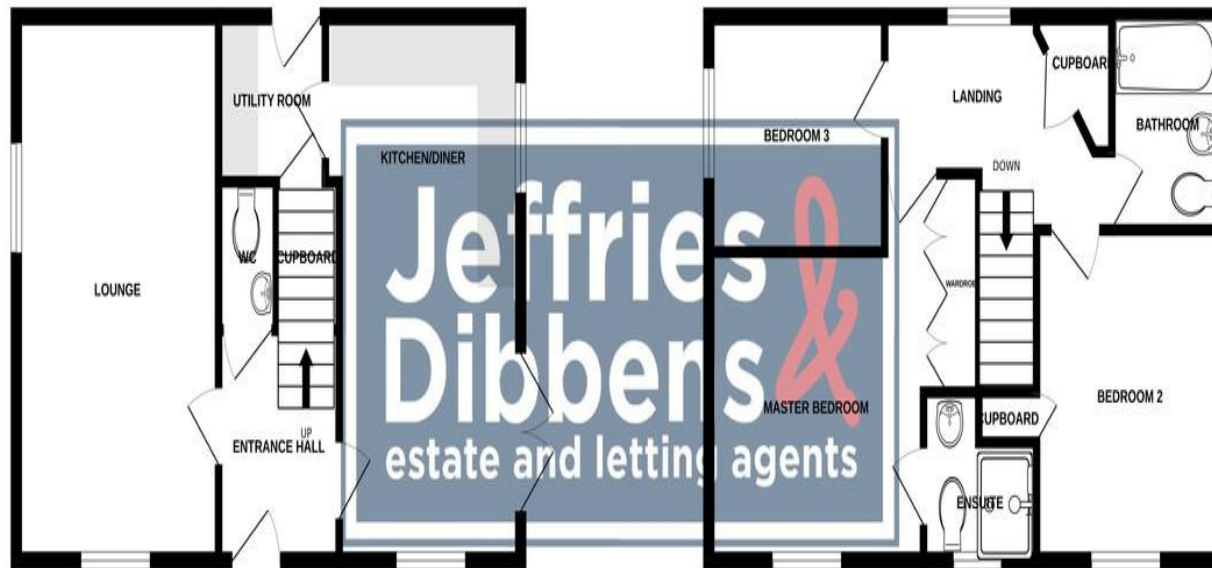
**GARAGE** Up and over door, light and power, own block paved driveway.





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**  
Winchester City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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