



12 The Scimitars, Stubbington, PO14 3RW

Asking Price £300,000



The Scimitars |
Stubbington | PO14 3RW
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W&W are pleased to offer for sale this three bedroom terraced home overlooking a green to the front. The property boasts three bedrooms, lounge/dining room, kitchen & modern re-fitted shower room. The property also benefits from front & rear gardens as well as a garage.

The Scimitars is situated in the popular village of Stubbington. Stubbington is a small Hampshire village which is located between Southampton and Portsmouth. The village has a number of modern shops as well as a range of other facilities, including a doctors, dentist, library, community centre and schools.





Three bedroom terraced home overlooking a green to the front

No chain ahead

Spacious dual aspect lounge/dining room with centrepiece fireplace

Kitchen enjoying built in oven/hob with space for additional appliances & built in understairs storage cupboard

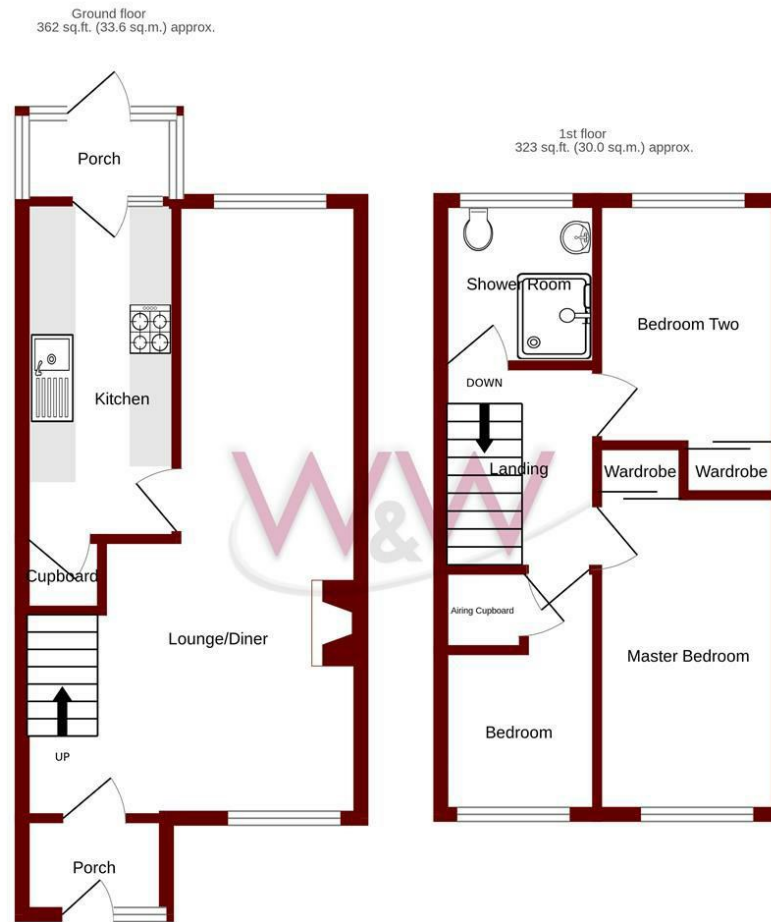
Main bedroom benefitting from built in wardrobes

Two additional bedrooms with one benefitting from built in wardrobes

Modern re-fitted shower room comprising three piece suite

Rear enclosed low maintenance garden majority laid to paved patio with display shrubbery/flowers

Garage situated nearby



TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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