



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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Stubbington

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Offers Over £317,500
Freehold



Front Door

Into:

Hallway

Skimmed ceiling, tiled flooring. Doors to:

Lounge

17'11" x 11'2" (5.48 x 3.41)

Skimmed ceiling, window to front elevation, French style doors to garden, radiator.

Kitchen/Dining Room

18'3" x 8'10" (5.58 x 2.71)

Skimmed ceiling, windows to front and rear elevations, fitted range of wall and base units with work surface over, inset sink with mixer tap, space for slot in cooker, plumbing for washing machine and dishwasher, space for fridge/freezer and table and chairs.

Rear Lobby

Downstairs Cloakroom

With W.C

Sun Room

12'0" x 7'5" (3.68 x 2.27)

Constructed from brick and single glazed elevations under a poly carbonate roof, door to rear garden.

First Floor Landing

Skimmed ceiling. Doors to:

Bedroom 1

12'5" x 10'4" (3.81 x 3.17)

Skimmed ceiling, window to front elevation, access to roof void, radiator.

Bedroom 2

11'2" min x 10'7" (3.41 min x 3.23)

Skimmed ceiling, window to front elevation, alcove for wardrobe, radiator.

Bedroom 3

8'1" x 7'1" (2.47 x 2.17)

Skimmed ceiling, window to rear elevation, access to boiler cupboard, radiator.

Family Bathroom

6'5"ax x 5'5" (1.96max x 1.67)

Skimmed ceiling, window to rear elevation, suit comprising panel bath with mixer tap and independent shower over, W.C, wash hand basin with vanity storage, heated towel rail, tiled flooring.

Outside

Driveway

Offering double width parking.

Rear Garden

A larger than average southerly aspect rear garden, laid to lawn with two areas laid to patio, brick built storage shed and space for further sheds etc.

Property Information

Traditional construction under a tiled roof.

Council: Fareham

Council Tax: C

EPC: TBC

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,O2, Three and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Double width driveway parking.



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	

