

**£399,995**  
**27 Mancroft Avenue**  
Stubbington, PO14 2BD



## PROPERTY SUMMARY

NO FORWARD CHAIN! Situated on Mancroft Avenue, this charming property offers the best of both worlds, a peaceful residential setting with easy access to local amenities. To the front, there is a private driveway providing ample parking, along with a well-maintained front garden. The drive continues down the side of the property to a spacious double garage. Inside, the home features two bedrooms and a nice sized lounge filled with natural light. There is also a family bathroom and an extended kitchen/diner with a door leading out to the rear garden, a particularly lovely space that has been beautifully cared for and provides a pleasant area for relaxing or gardening. This property also benefits from two bedrooms, with the master having been extended to provide a spacious area featuring sliding doors that open onto the west-facing rear garden. In addition, there is a large loft room, accessed via a pull-down ladder, offering useful extra space for storage or a potential home office. The property is located in a quiet and sought-after area, within easy reach of Stubbington village centre and the Hill Head beach. While the house would benefit from some modernisation, it has been well maintained and presents an excellent opportunity for buyers looking to add their own touch.







## **HALLWAY**

**LOUNGE** 16' 2" x 12' 1" (4.93m x 3.68m)

**KITCHEN/DINER** 19' 7" x 8' 10" (5.97m x 2.69m)

**BEDROOM ONE** 24' 5" x 10' 10" (7.44m x 3.3m)

**BEDROOM TWO** 8' 11" x 7' 8" (2.72m x 2.34m)

**BATHROOM** 5' 11" x 5' 6" (1.8m x 1.68m)

**LOFT ROOM** 15' 1" x 11' 10" (4.6m x 3.61m)

## **OUTSIDE**

### **REAR GARDEN**

**DOUBLE GARAGE** 18' 2" x 16' 4" (5.54m x 4.98m)

### **DRIVEWAY**

### **FRONT GARDEN**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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  
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