



£350,000
3 Nursery Lane
Stubbington, PO14 2NZ

PROPERTY SUMMARY

We are delighted to bring to market this three bedroom terraced home boasting fantastic space for family living. Within walking distance to the beach, the village, local amenities and great school catchments, this property starts at the handy porch with a sleek downstairs W/C adjacent, into the open plan lounge/dining space which is over 24". This space has a feature fire surround, an abundance of light and a welcoming, homely feel to it. To the rear of the dining room is the conservatory which has sliding doors onto the landscaped, west facing rear garden. The kitchen has ample storage and worktop space, with a fitted eye-level oven, electric hob and rear access to the garden. Upstairs, there are three generous bedrooms and a modern bathroom completing the internal accommodation of this lovely home. Outside, there is a paved driveway to the front providing parking for multiple cars, a beautiful back garden with a patio, low maintenance Astro-turf, mature shrubbery and borders and access to the single garage. This family home is unique and offers fantastic potential so should be viewed to appreciate all that is on offer - call us now in our Stubbington Branch to book in your viewing today.





HALLWAY 5' 7" x 4' 5" (1.7m x 1.35m)

WC 4' 10" x 3' 1" (1.47m x 0.94m)

LOUNGE/DINER 24' 9" x 17' 11" (7.54m x 5.46m)

KITCHEN 16' x 8' 5" (4.88m x 2.57m)

CONSERVATORY 9' 7" x 8' 6" (2.92m x 2.59m)

LANDING

BEDROOM ONE 14' 6" x 11' 2" (4.42m x 3.4m)

BEDROOM TWO 12' 7" x 9' 6" (3.84m x 2.9m)

BEDROOM THREE 9' 6" x 8' 2" (2.9m x 2.49m)

BATHROOM 9' 5" x 5' 2" (2.87m x 1.57m)

OUTSIDE

REAR GARDEN

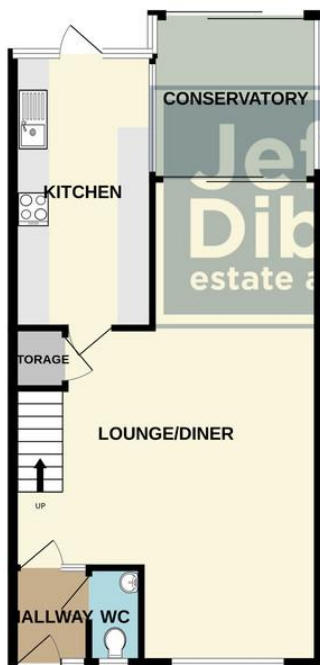
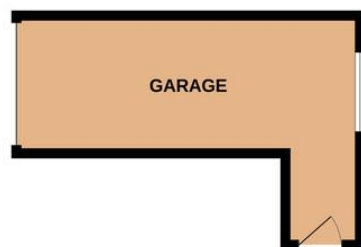
GARAGE 20' 1" x 8' (6.12m x 2.44m)

DRIVEWAY



GROUND FLOOR

1ST FLOOR



CONSERVATORY

KITCHEN

LOUNGE/DINER

HALLWAY WC

STORAGE

UP

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ARDROBE

BEDROOM 3

BEDROOM 2

LANDING

BATHROOM

STORAGE

ARDROBE

BEDROOM 1

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	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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