

Guide Price **£335,000 - £345,000**
22 Beresford Road
Stubbington, PO14 2QX

PROPERTY SUMMARY

Situated in a highly requested location within walking distance to Stubbington Village and its wide range of amenities, this semi-detached two bedroom bungalow is well presented and benefits from a full length conservatory to the rear. As you enter the property, the hallway leads to a generous lounge to the front, featuring a fire place and bay window, two well-proportioned bedrooms, with the master bedroom benefitting from fitted wardrobe storage, a neutral shower room and a refitted kitchen opening onto the full length conservatory. The conservatory roof has been insulated and cladded on the inside, ensuring a cool room even in the summer and to hold warmth in the winter; a useable room all year round. Outside, there is parking for two cars to the front, a single garage with hardstand in front and a private rear garden. Additional benefits include a newly insulated roof, gas central heating throughout and being within close proximity to the South coastline.

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HALLWAY

LIVING ROOM 15' x 12' 2" (4.57m x 3.71m)

KITCHEN 9' 9" x 8' 10" (2.97m x 2.69m)

SHOWER ROOM 5' 10" x 5' 4" (1.78m x 1.63m)

BEDROOM ONE 12' 9" x 10' 10" (3.89m x 3.3m)

BEDROOM TWO 9' x 7' 7" (2.74m x 2.31m)

CONSERVATORY 18' 9" x 9' 10" (5.72m x 3m)

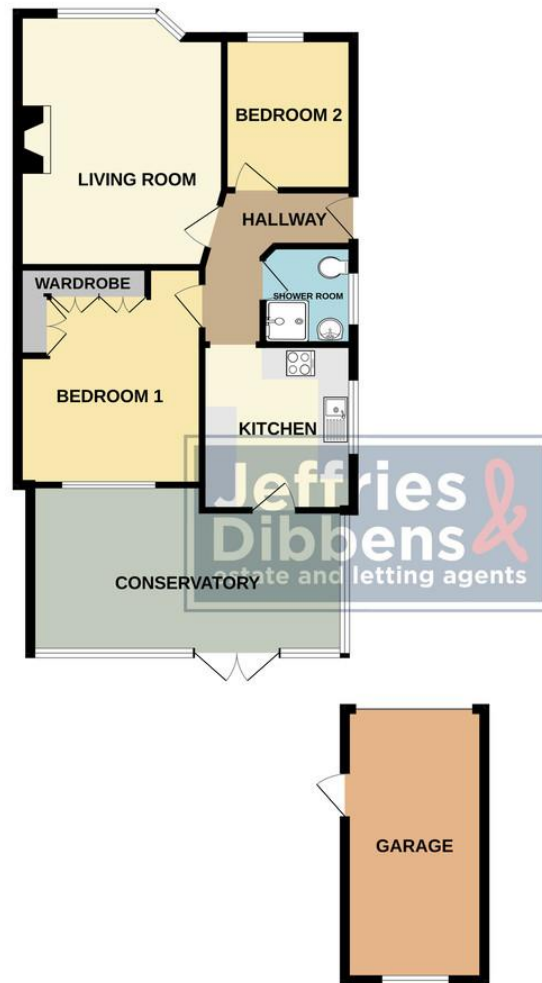
OUTSIDE

GARAGE 15' 11" x 8' 2" (4.85m x 2.49m)

REAR GARDEN

DRIVEWAY

GROUND FLOOR



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		
69-80	C		70 C
55-68	D	65 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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