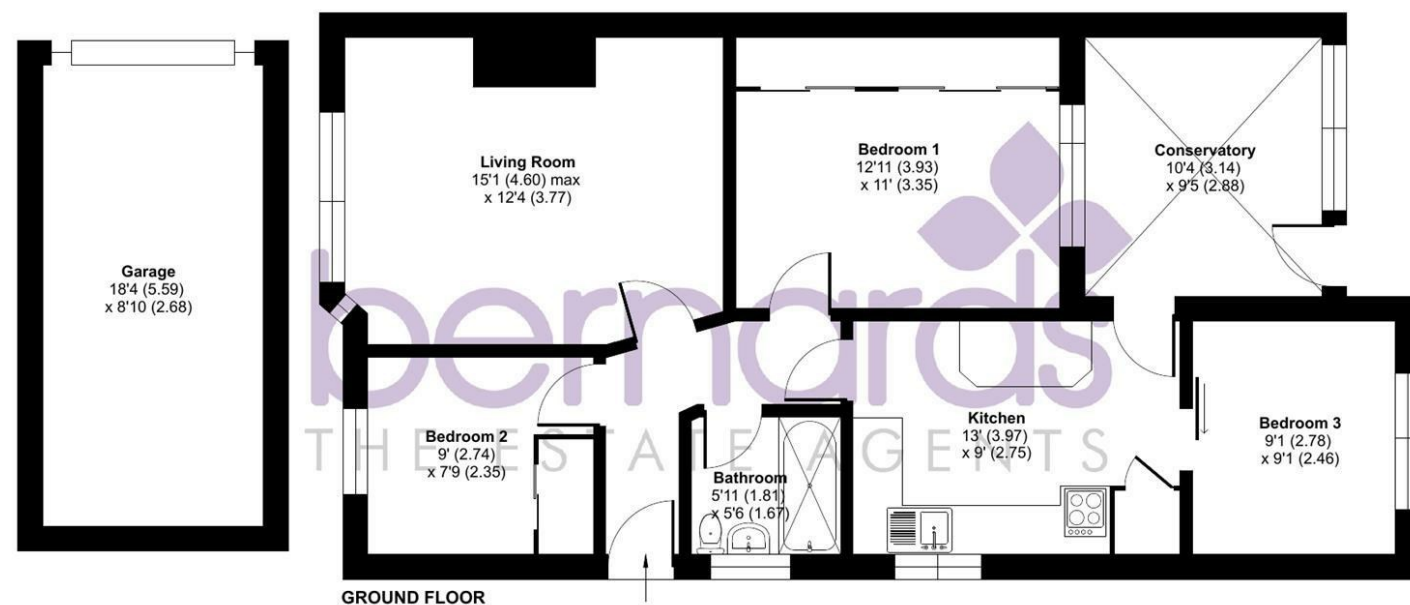


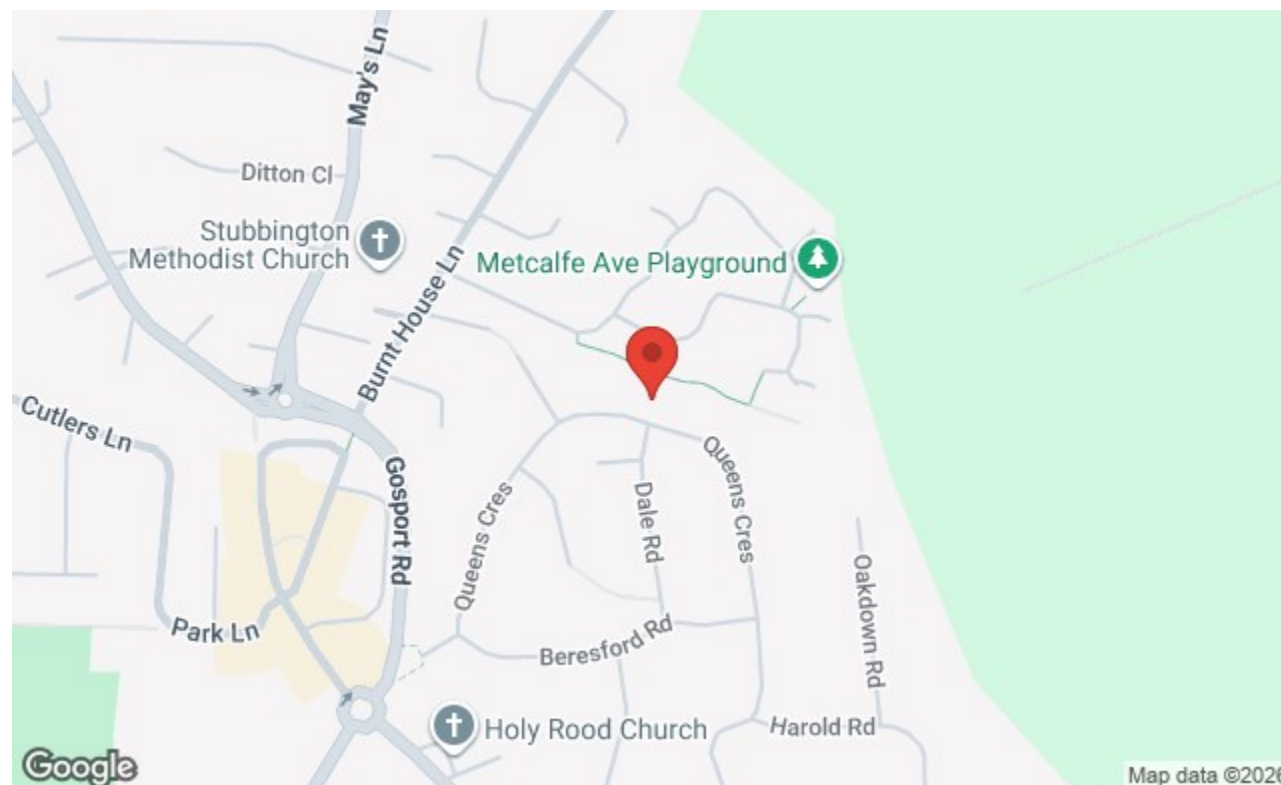


## Queens Crescent, Fareham, PO14

Approximate Area = 818 sq ft / 75.9 sq m  
Garage = 161 sq ft / 14.9 sq m  
Total = 979 sq ft / 90.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1382478



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636



Guide Price £300,000

Queens Crescent, Stubbington PO14 2QG

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## HIGHLIGHTS

- ❖ Semi-Detached Bungalow
- ❖ 3 Bedrooms
- ❖ Conservatory
- ❖ Garage
- ❖ Village Location
- ❖ Multipurpose rooms
- ❖ Front Garden
- ❖ Rear Garden
- ❖ Parking
- ❖ Sought after location

Located in the charming area of Queens Crescent, Stubbington, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning approximately 700 square feet, the property features well-proportioned bedrooms, making it an ideal choice for downsizers or families seeking extra space.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, providing a warm and inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed to maximise space and light. There is a garage, shared driveway parking and a garden.

The bungalow boasts a well-appointed bathroom. The property's design allows for a seamless flow between the living areas, creating a harmonious environment that is both functional and

aesthetically pleasing.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking to enjoy the vibrant community of Stubbington. The surrounding area offers a variety of parks and recreational spaces, perfect for leisurely strolls or family outings.

This semi-detached bungalow presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible neighbourhood. With its generous living space and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your new home.

Call today to arrange a viewing  
02392 553 636  
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# PROPERTY INFORMATION

**TENURE - FREEHOLD**  
**FREEHOLD** - Council Tax Band C  
**COUNCIL TAX BAND C**  
**OFFER CHECK PROCEDURE**

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation

**DISCLAIMER STATEMENT**  
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernard's Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

**AML - ANTI MONEY LAUNDERING PROCEDURE**  
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy

of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

**FINANCIAL SERVICES**  
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.  
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**RECOMMENDED SOLICITORS**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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		



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