

£399,995

46 Queens Crescent

Stubbington, PO14 2QG

PROPERTY SUMMARY

We are delighted to bring to market this semi-detached two bedroom bungalow that has been extended and renovated to a high standard and is within walking distance to Stubbington Village and its wide range of amenities. The property begins at the entrance hallway which leads to two well-proportioned bedrooms, with the master boasting a feature bay window and fitted storage, and a refitted shower room which is sleek and convenient to the bedrooms. Following through, the property opens up in the beautiful lounge/dining/family room space to the rear, adjacent to the kitchen. This large room creates a versatile space for entertaining, relaxing and socialising with family and friends, whilst the kitchen boasts ample worktop and storage space, a central island and a look through to the family for added flow. From the double doors onto the back garden, a tranquil retreat awaits - with low maintenance artificial grass, mature shrubbery, patio and decked areas, this rear garden offers a fantastic degree of privacy as well as direct access to the garage and storage shed. Further benefits include a handstand frontage offering off road parking, being within a highly sought after location and being immaculately presented throughout. Call us now in our Stubbington Branch to book in your viewing and avoid missing out!





LOUNGE/DINER/FAMILY ROOM 28' 04" x 11' 00" (8.64m x 3.35m)

KITCHEN 14' 03" x 8' 10" (4.34m x 2.69m)

BEDROOM 1 15' 06" x 11' 10" (4.72m x 3.61m)

BEDROOM 2 9' 01" x 7' 08" (2.77m x 2.34m)

SHOWER ROOM 5' 11" x 5' 06" (1.8m x 1.68m)

OUTSIDE

HARDSTAND PARKING TO FRONT

REAR GARDEN

GARAGE 15' 09" x 7' 10" (4.8m x 2.39m)

STORAGE SHED

GROUND FLOOR



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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