



Asking Price £425,000

Mulberry Avenue, Stubbington PO14 2SN

**bernards**  
THE ESTATE AGENTS

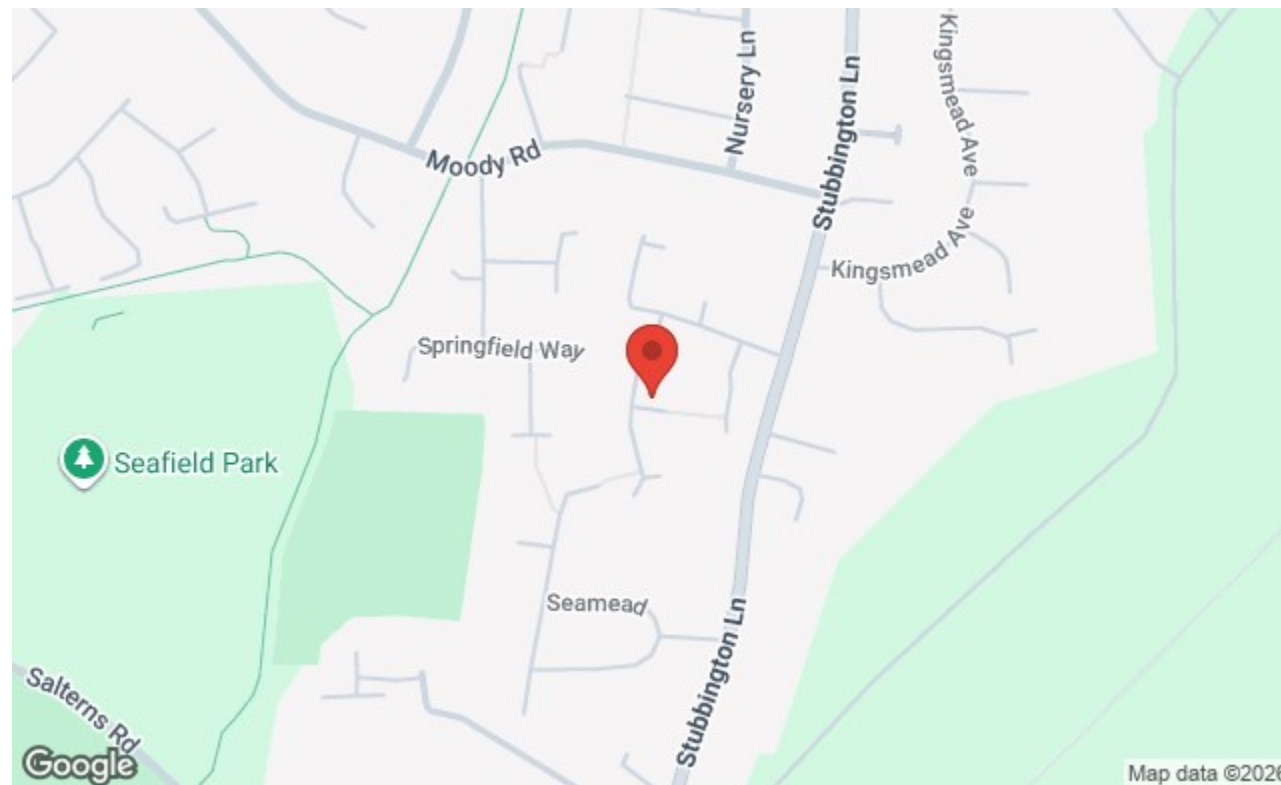
GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.

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



## HIGHLIGHTS

- Three bedroom detached house
- Quiet and sought after cul-de-sac location
- Walking distance to the waterfront, shops and pubs
- Offered with no forward chain
- Driveway parking for two vehicles
- Single garage ideal for storage
- Corner plot position
- Conservatory overlooking the rear garden
- En-suite shower room to bedroom one
- Excellent opportunity to modernise

Situated within a quiet and highly sought after cul-de-sac in the heart of Stubbington, this three bedroom detached home offers an exciting opportunity for buyers looking to secure a property within walking distance of local shops, popular pubs and, most importantly, the waterfront. Offered with no forward chain, the property is move-in ready whilst still presenting plenty of scope for a new owner to modernise and add their own personal touch over time.

The accommodation begins with an entrance porch and convenient downstairs W/C before opening into a spacious living room centred around a feature fireplace. The dining room sits to the rear of the property and creates an ideal entertaining space, flowing through to a spacious conservatory overlooking the garden, the perfect spot to relax and enjoy the peaceful surroundings. Positioned to the front of the house and accessed off the dining room is the kitchen, a practical and functional space with access out to a small side garden area.

Upstairs, the property offers three bedrooms, with

the main bedroom benefitting from fitted wardrobes and an en-suite shower room. Bedroom two also features an excellent range of fitted storage, whilst bedroom three would make an ideal single bedroom, nursery or home office. The family bathroom is arranged as a four-piece suite and offers excellent potential for updating and modernisation.

Occupying a corner plot, the property enjoys a front garden alongside a walled rear garden mainly laid to lawn with mature shrubs and a patio seating area. Further benefits include a driveway providing parking for two vehicles and a single garage ideal for storage.

Overall, this is a fantastic opportunity to purchase a well cared for detached home in a prime Stubbington location, offering huge potential to modernise and create a wonderful long-term home.

Call today to arrange a viewing  
02392 553 636  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## PRESENTATION AND STAGING

Please note this is an empty property and the photos show the property staged with furniture to show the potential with the space and give spacial perspective. Please speak with Bernards Estate Agents if you have questions regarding the presentation of the property before arranging a viewing.

## 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!

## 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.

## BUYER VERIFICATION

**Offer Check Procedure** - If you are considering making an offer for

this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

## 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.

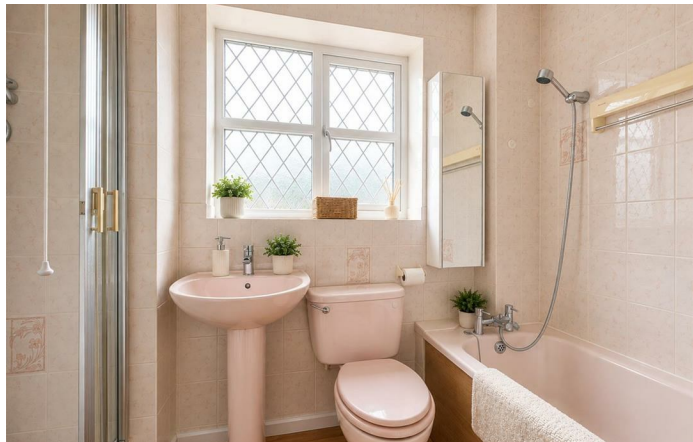
## DISCLAIMER STATEMENT

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 Bernards 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.

**FREEHOLD** - Council Tax Band D



| 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 |         |           |
| EU Directive 2002/91/EC                     | 72      | 78        |
| England & Wales                             |         |           |



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