



£415,000
41 Stubbington Lane
Stubbington, PO14 2PN

PROPERTY SUMMARY

This three bedroom detached bungalow is situated in a highly sought after position within a short walk to Stubbington Village and its wide range of amenities. With a large driveway and a single garage to the rear, this property offers well-presented accommodation as well as potential and opportunity for the new owners to put their own stamp on their next home. Internally, the property comprises a large entrance hallway leading to all primary rooms; three well-proportioned bedrooms, a refitted shower room, a generous lounge with a feature fire place and surround and the well-appointed kitchen leading to the full length conservatory to the rear. Offered with no forward chain, further benefits include a large rear garden, potential to extend and improve (subject to planning permission) as well as being in close proximity to the beach and good local schools. This property has heaps of potential and is not to be missed - call us now in our Stubbington Branch to book in your viewing today!





ENTRANCE HALL

BEDROOM 1 12' 4" x 11' 4" (3.76m x 3.45m)

BEDROOM 2 13' 1" x 11' (3.99m x 3.35m)

BEDROOM 3 8' 11" x 8' 4" (2.72m x 2.54m)

LOUNGE 15' 4" x 11' 11" (4.67m x 3.63m)

SHOWER ROOM 7' 5" x 6' 11" (2.26m x 2.11m)

KITCHEN 11' 5" x 10' 7" (3.48m x 3.23m)

CONSERVATORY 17' x 9' (5.18m x 2.74m)

OUTSIDE

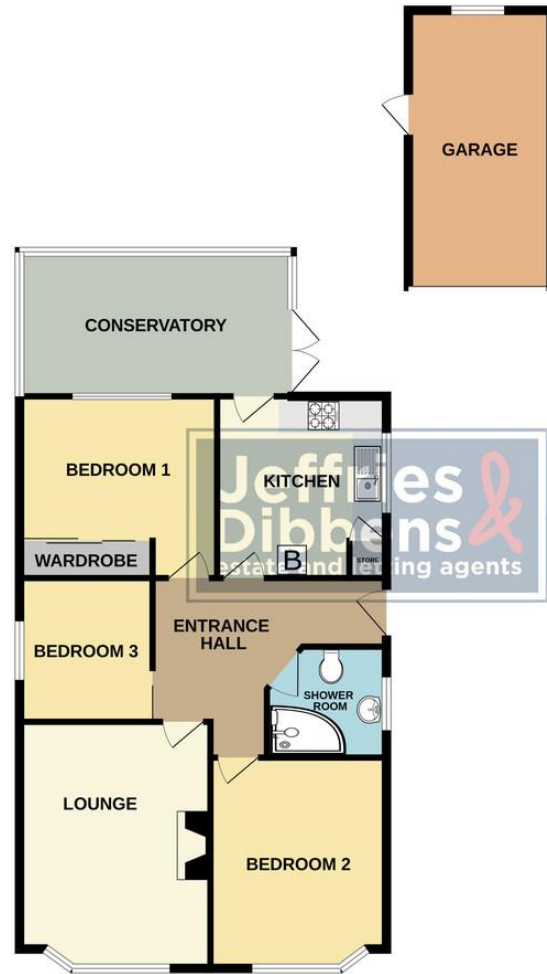
DRIVEWAY

REAR GARDEN

GARAGE 17' 2" x 8' 11" (5.23m x 2.72m)



GROUND FLOOR



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		83 B
69-80	C		
55-68	D	58 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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