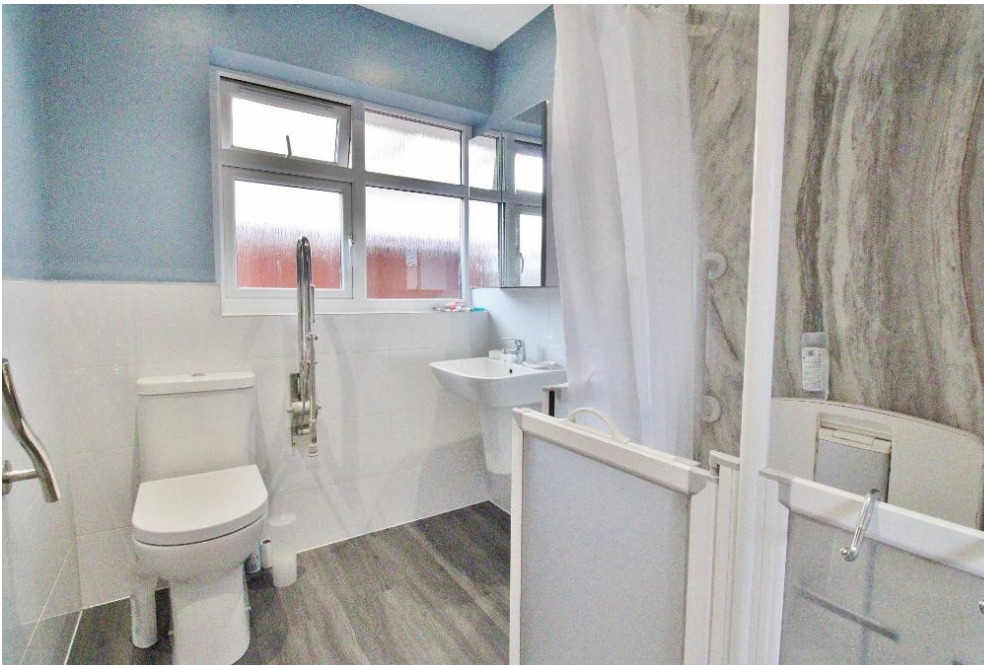


£410,000
44 Cottes Way
Hill Head, PO14 3NL

PROPERTY SUMMARY

This two bedroom detached bungalow is located within walking distance to Hill Head Beach as well as local Stubbington Village amenities. Internally the property comprises of two bedrooms, a bathroom, kitchen and an open plan lounge/diner with a door leading onto the generous rear garden. This bungalow offers scope to extend and improve the property subject to planning permission so would be ideal for those looking to put their own stamp on their next home. Additional benefits include a detached single garage, off road parking for multiple cars and great school catchments. Call us now in our Stubbington Branch to book in your viewing today.





PORCH

ENTRANCE HALL

BEDROOM 1 13' 7" x 10' 9" (4.14m x 3.28m)

BEDROOM 2 10' 11" x 7' 4" (3.33m x 2.24m)

BATHROOM 7' 7" x 5' 9" (2.31m x 1.75m)

KITCHEN 7' 8" x 7' 8" (2.34m x 2.34m)

LOUNGE/DINER 18' 8" x 11' 3" (5.69m x 3.43m)

OUTSIDE

OWN DRIVEWAY

REAR GARDEN

GARAGE



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.

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		84 B
69-80	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.

**Jeffries
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