

£335,000
79 East House Avenue
Stubbington, PO14 2SP

PROPERTY SUMMARY

We are delighted to present this three bedroom family home within walking distance of great local schools as well as Stubbing ton Village and its wide range of amenities. Boasting driveway parking and an attached garage, the property comprises a welcoming entrance hallway, with unique tiled flooring, leading to a lounge at the front of the property open into the kitchen/diner. The kitchen has been refitted by the current owners and provides ample storage as well as a breakfast bar, flowing seamlessly into the dining space and conservatory overlooking the garden. Upstairs, there are three bedrooms and a beautiful family bathroom. Outside, there is a lovely lawned frontage adjacent to the driveway and to the rear, the garden has areas of decking, lawn, a green house, rear access to the garage as well as a summer house with power, insulation and lighting. Further benefits include a refitted boiler and updated windows. In a lovely private drive, opposite East House Avenue green, this property is not to be missed. Call us now to book in your viewing!





HALLWAY

LOUNGE 13' 8" x 11' 3" (4.17m x 3.43m)

KITCHEN/DINER 17' 6" x 8' 5" (5.33m x 2.57m)

CONSERVATORY 15' 1" x 9' 5" (4.6m x 2.87m)

LANDING

BEDROOM ONE 13' 4" x 11' (4.06m x 3.35m)

BEDROOM TWO 10' 11" x 9' 1" (3.33m x 2.77m)

BEDROOM THREE 6' 6" x 6' 5" (1.98m x 1.96m)

BATHROOM 6' 4" x 6' 1" (1.93m x 1.85m)

OUTSIDE

REAR GARDEN

SUMMER HOUSE 9' 10" x 7' 6" (3m x 2.29m)

GARAGE 15' 1" x 9' 5" (4.6m x 2.87m)

FRONT GARDEN

DRIVEWAY





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	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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