

£235,000

30 Shannon Road

Stubbington, PO14 3TU

PROPERTY SUMMARY

We are pleased to offer this well-presented, two bedroom home situated in Shannon Road, which is walking distance from both Stubbington Village and Hill Head Beach. The property benefits from a spacious downstairs living/dining room space, built in wardrobes in the both double bedrooms and no forward chain. The new buyers will also appreciate the south facing garden with convenient rear access and allocated parking out the front. We believe this is a perfect opportunity for a first home or investment purchase. Properties in this area are in high demand so an early viewing is advised. Please call us now to book your viewing today.





ENTRANCE HALL

KITCHEN 10' 11" x 5' 10" (3.33m x 1.78m)

KITCHEN/DINER 16' 04" x 11' 07" (4.98m x 3.53m)

BEDROOM 1 11' 07" x 9' 01" (3.53m x 2.77m)

BEDROOM 2 11' 08" x 8' 06" (3.56m x 2.59m)

BATHROOM 6' 09" x 5' 07" (2.06m x 1.7m)

OUTSIDE

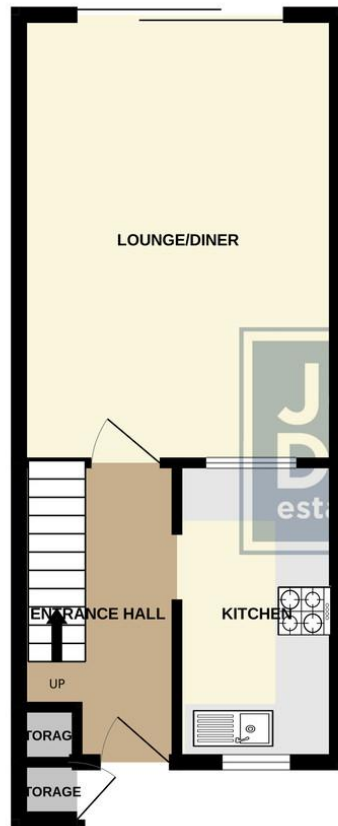
PARKING

FRONT GARDEN

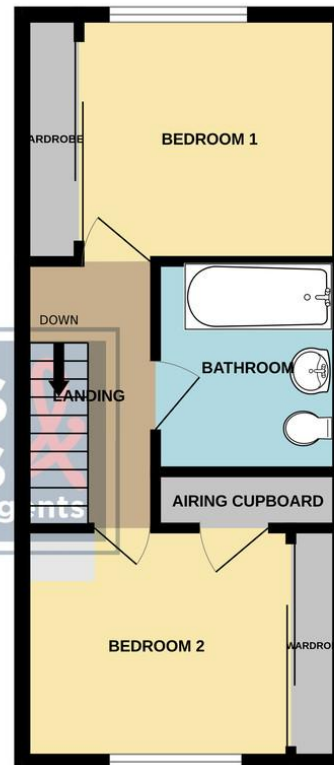
REAR GARDEN



GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

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