



44 Cambria Drive, Dibden, SO45 5UW
£295,000



ANTHONY JAMES
PROPERTIES



44 Cambria Drive

Dibden, Southampton

This beautifully presented three-bedroom end of terrace house. The property boasts an open plan kitchen and living area. The kitchen is fitted with modern units, a large range cooker, and spacious countertops, complemented by stylish tile flooring and ample built-in storage. The main reception room features a cosy electric fireplace and modern lighting. Each bedroom benefits from large windows and additional built-in storage, ensuring both comfort and practicality.

The modern bathroom is finished with decorative tiling, bath-tub, and a pedestal sink. A charming veranda leads via elegant French doors to a beautifully maintained private garden. The garden features a lush lawn, mature trees and shrubs, a patio area for outdoor dining, and a covered seating space. Additional benefits include a private garage within close proximity to the property.

Council Tax band: B

Tenure: Freehold



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



1 Southward House
Dibden Purlieu SO45 4PT

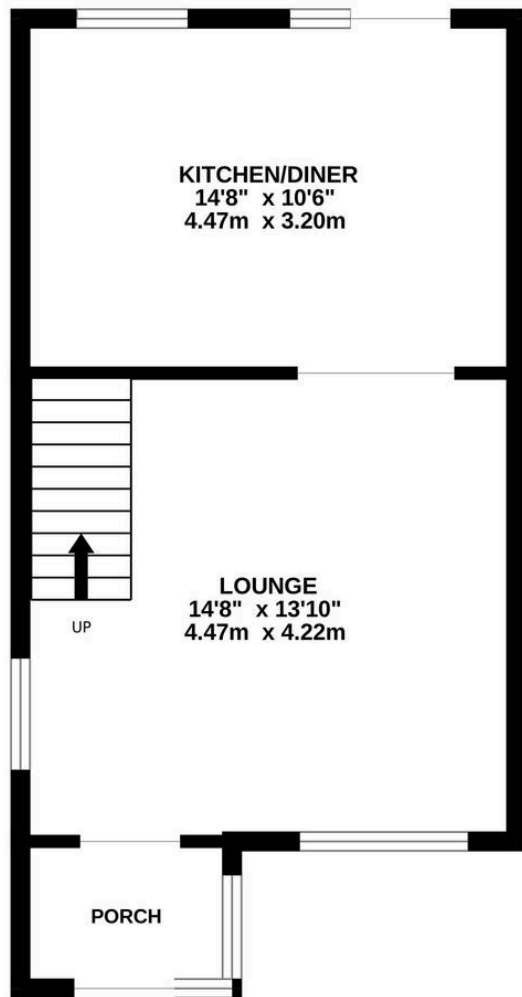


T: 02380 844405
info@anthonyjamesproperties.co.uk

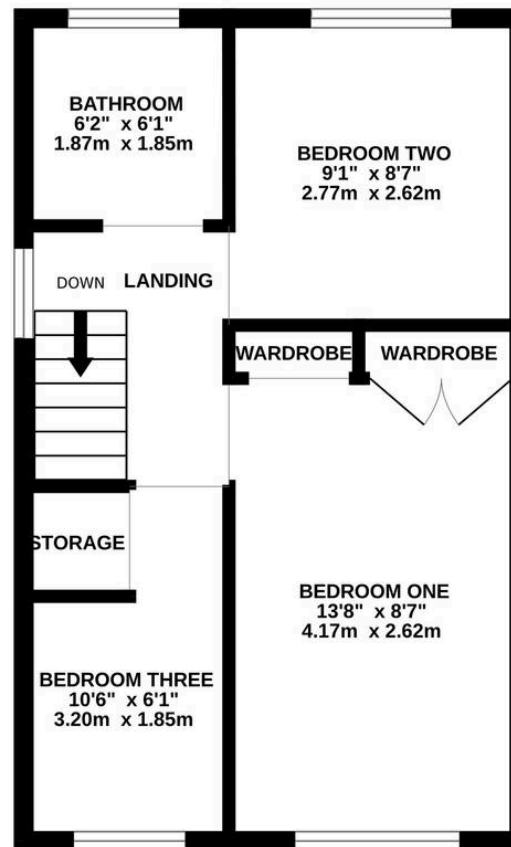




GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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