



Guide Price £500,000 - £515,000
8 Peartree Close
Stubbington, PO14 2LX

PROPERTY SUMMARY

COMPLETE ONWARD CHAIN! We are pleased to present this detached four-bedroom home, situated in the cul-de-sac of Peartree Close, just moments from Stubbington Village. The property benefits from a spacious lounge/diner with double doors opening onto the rear garden, a well-appointed kitchen offering ample storage, and a convenient downstairs WC. Upstairs comprises four bedrooms, three of which are doubles, with built-in wardrobes to two rooms, along with a family bathroom. Further features include an integral garage, a driveway, and an enclosed rear garden with patio, lawn, and a shed tucked to the side of the property. A viewing is strongly advised on this property, please contact our Stubbington Office.





HALLWAY 17' 7" x 6' (5.36m x 1.83m)

LOUNGE/DINER 22' 8" x 11' 5" (6.91m x 3.48m)

KITCHEN 15' 2" x 8' 7" (4.62m x 2.62m)

WC 5' 1" x 3' (1.55m x 0.91m)

LANDING

MASTER BEDROOM 14' 6" x 11' 5" (4.42m x 3.48m)

BEDROOM TWO 13' 6" x 8' 10" (4.11m x 2.69m)

BEDROOM THREE 11' 7" x 8' 9" (3.53m x 2.67m)

BEDROOM FOUR 8' 11" x 7' 10" (2.72m x 2.39m)

BATHROOM 6' 10" x 5' 9" (2.08m x 1.75m)

GARAGE 17' 7" x 8' 9" (5.36m x 2.67m)

OUTSIDE

REAR GARDEN

DRIVEWAY



GROUND FLOOR

1ST FLOOR



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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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.



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