

GUIDE PRICE **£385,000 - £400,000**

56 Martin Avenue

Stubbington, PO14 2RY

PROPERTY SUMMARY

A well-presented three bedroom detached family home, ideally situated in a popular location close to Stubbington Village, a range of local amenities, well-regarded local schools and the South Coastline. The property has been well maintained throughout, offering buyers the opportunity to move straight in while also providing scope for updating and personalisation over time. The property offers spacious and versatile accommodation throughout. The ground floor welcomes you with an entrance hall leading to a generous lounge, providing a comfortable space for relaxing and entertaining. Bedroom three is also on the ground floor which could be ideal for a study too. There is also an additional reception room which could be used as a fourth bedroom, or family room, offering flexibility to suit a variety of needs. The kitchen sits at the heart of the home and has been extended to the rear to create a dining room, providing a good space for family meals and socialising. A convenient ground floor shower room completes the downstairs accommodation. Upstairs, the first floor comprises two well-sized double bedrooms, both offering generous space and the master bedroom boasting fitted wardrobe storage. Externally, the home benefits from a front garden and its own driveway leading to a detached garage. To the rear there is a private enclosed garden, ideal for relaxing or outdoor entertaining. Situated in a sought after area, this property represents a great opportunity to purchase a detached home in a convenient and desirable location.





ENTRANCE HALLWAY

BEDROOM 3 8' 1" x 7' 11" (2.46m x 2.41m)

LOUNGE 15' 5" x 10' 10" (4.7m x 3.3m)

SHOWER ROOM 5' 10" x 4' 11" (1.78m x 1.5m)

RECEPTION ROOM / BEDROOM 10' 6" x 10' 3" (3.2m x 3.12m)

KITCHEN 9' 11" x 9' 3" (3.02m x 2.82m)

DINING ROOM 9' 2" x 8' 7" (2.79m x 2.62m)

UPSTAIRS

BEDROOM 1 19' 8" x 9' 9" (5.99m x 2.97m)

BEDROOM 2 19' 8" x 8' 9" (5.99m x 2.67m)

OUTSIDE

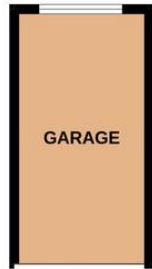
FRONT GARDEN

OWN DRIV EWAY

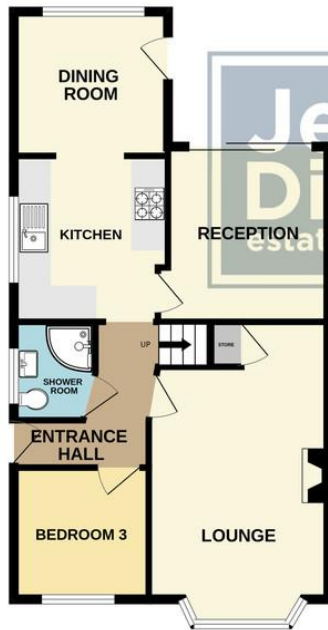
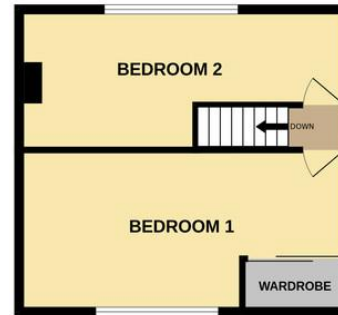
GARAGE 15' 3" x 8' 1" (4.65m x 2.46m)

PRIVATE REAR GARDEN

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



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		84 B
69-80	C		
55-68	D	63 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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