


# £200,000

## 20 Queens Crescent

Stubbington, PO14 2QB

**PROPERTY SUMMARY**

Situated just a short walk from Stubbington village, this semi-detached bungalow is offered to the market with no forward chain. The property features a spacious lounge, a kitchen with ample worktop space, and a conservatory with power, gas central heating, and access to the rear garden. The main bedroom benefits from built-in wardrobes and a separate storage cupboard, while the property also offers a neutral shower room. A particular feature of the home is the private, west-facing rear garden, which comprises a patio area, lawn, and convenient side access. Externally, the property benefits from a detached single garage with power, along with a driveway providing off-road parking to the front. Situated in a highly desirable location, this bungalow offers plenty of potential for buyers looking to put their own stamp on their next home. Please call our Stubbington Branch directly to arrange a viewing.

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**LOUNGE** 15' 02" x 12' 02" (4.62m x 3.71m)

**KITCHEN** 9' 10" x 8' 11" (3m x 2.72m)

**BATHROOM** 5' 10" x 4' 10" (1.78m x 1.47m)

**BEDROOM 1** 9' 0" x 7' 08" (2.74m x 2.34m)

**BEDROOM 2** 12' 09" x 9' 0" (3.89m x 2.74m)

**CONSERVATORY** 12' 02" x 9' 03" (3.71m x 2.82m)

**GARAGE**

**HARDSTAND FRONTAGE**

**REAR GARDEN**

**FRONT GARDEN**

**SHARED DRIVEWAY**

**AUCTION NOTES**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

GROUND 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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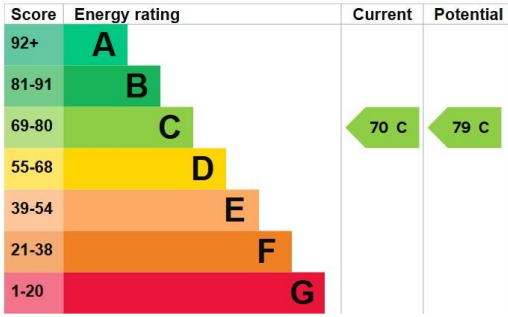
**LOCAL AUTHORITY**
Fareham Borough Council

**TENURE**
Freehold

**COUNCIL TAX BAND**
Band C

**VIEWINGS**
By prior appointment only




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 & Dibbens estate and letting agents

**OFFICE ADDRESS**
18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

**CONTACT**
01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk