
Jeffries & Dibbens
estate and letting agents
£430,000
17 Nursery Lane
Stubbington, PO14 2NZ

**PROPERTY SUMMARY**

We are delighted to offer for sale this well-presented three-bedroom semi-detached bungalow, situated on the popular Nursery Lane, just a short distance from Stubbington Village and Hill Head Beach.

The property offers spacious and versatile accommodation throughout, comprising three good-sized bedrooms, with the master bedroom benefiting from built-in wardrobes, a modern shower room and a generous lounge with sliding doors opening onto the rear garden. There is also a separate dining room which leads through to the kitchen, offering ample storage space.

Outside, the property enjoys a lovely west-facing rear garden, featuring both lawn and patio areas. There is also additional space to the side of the property, providing a useful area for garden sheds and storage. The garage benefits from power and can be accessed from both the driveway and rear garden. To the front, there is a well-maintained garden and a block-paved driveway providing off-road parking.

With its desirable location, generous accommodation and potential to put your own stamp on it, this bungalow presents a fantastic opportunity for a variety of buyers. We highly recommend an early viewing to appreciate everything this property has to offer. Contact our Stubbington branch today to arrange your viewing!

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**HALLWAY**

**LOUNGE** 20' 4" x 11' 1" (6.2m x 3.38m)

**DINING ROOM** 10' 5" x 10' 2" (3.18m x 3.1m)

**KITCHEN** 10' 2" x 8' 4" (3.1m x 2.54m)

**SHOWER ROOM** 6' 6" x 5' 11" (1.98m x 1.8m)

**BEDROOM ONE** 13' 9" x 9' 10" (4.19m x 3m)

**BEDROOM TWO** 9' 5" x 8' 7" (2.87m x 2.62m)

**BEDROOM THREE** 9' 4" x 8' 8" (2.84m x 2.64m)

**OUTSIDE**

**REAR GARDEN**

**FRONT GARDEN**

**GARAGE** 17' 10" x 8' 1" (5.44m x 2.46m)

**DRIVEWAY**

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 D

**VIEWINGS**
By prior appointment only

# EPC TO FOLLOW

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

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