

Guide Price **£400,000 - £415,000**

2 Link Way

Stubbington, PO14 2RQ

PROPERTY SUMMARY

Situated in a highly sought after location in Stubbington, within walking distance to both the beach and the village, this generous three bedroom house could make an ideal family home and offers potential for the new owner to put their own stamp on their next home. As you enter the property, there is a wide and welcoming entrance hallway leading to the ground floor room; a useful downstairs W/C, a spacious lounge/diner with sliding doors opening onto the rear garden and a sleek, refitted kitchen boasting ample storage and worktop space. A particular feature is the under-stair pantry, ideal for extra storage. Upstairs, there are three well-proportioned bedrooms, and a neutral shower room. Externally, the property's beautifully maintained plot is a stand out feature. To the front, there is a large paved driveway providing parking for multiple cars and leading to the attached single garage. To the rear of the property, the garden is a laid to patio areas, lawn and mature shrubbery and provides a great level of privacy - ideal for relaxing and gardening in the summer months. Offered with no forward chain, this property must be viewed to appreciate, so call us now in our Stubbington Branch to book in your viewing and avoid missing out!





ENTRANCE HALL

LOUNGE/DINER 23' 10" x 11' 08" (7.26m x 3.56m)

KITCHEN 11' 03" x 8' 07" (3.43m x 2.62m)

WC 6' 03" x 2' 06" (1.91m x 0.76m)

LANDING

BEDROOM 1 11' 09" x 11' 09" (3.58m x 3.58m)

BEDROOM 2 11' 00" x 10' 00" (3.35m x 3.05m)

BEDROOM 3 7' 11" x 7' 11" (2.41m x 2.41m)

SHOWER ROOM 6' 04" x 5' 06" (1.93m x 1.68m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

GARAGE 18' 2" x 8' 2" (5.54m x 2.49m)

GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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.

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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