

£355,000
23 Kestrel Close
Stubbington, PO14 3LQ

PROPERTY SUMMARY

This well-presented detached home is located on Kestrel Close, conveniently situated near both Stubbington Village and Hill Head Beach. The property is within the catchment area for the highly regarded Crofton Anne Dale Infant & Junior School, as well as Crofton Senior School. Key features include three bedrooms, with built-in wardrobes in the master bedroom, a lounge, and an open-plan kitchen/diner with access to the west-facing garden. There is internal access to the garage, which also benefits from a workshop and a WC. To the front, the property offers a driveway and a well-maintained front garden. Please contact our Stubbington office to arrange your viewing.





HALLWAY

LOUNGE 13' 9" x 10' 6" (4.19m x 3.2m)

KITCHEN/DINER 16' 8" x 9' 2" (5.08m x 2.79m)

LOUNGE 13' 9" x 10' 6" (4.19m x 3.2m)

LANDING

BEDROOM ONE 10' 5" x 10' (3.18m x 3.05m)

BEDROOM TWO 11' 2" x 10' (3.4m x 3.05m)

BEDROOM THREE 8' 2" x 8' 2" (2.49m x 2.49m)

BATHROOM 6' 6" x 6' 6" (1.98m x 1.98m)

OUTSIDE

GARAGE 16' 11" x 7' 9" (5.16m x 2.36m)

WORKSHOP 10' 1" x 7' 7" (3.07m x 2.31m)

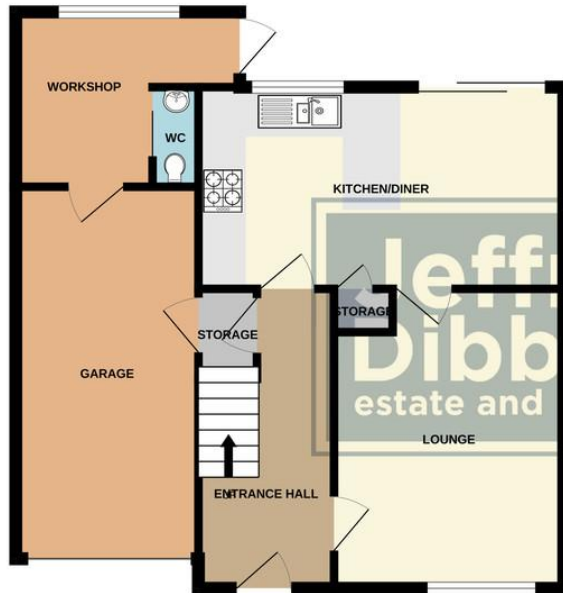
WC

REAR GARDEN

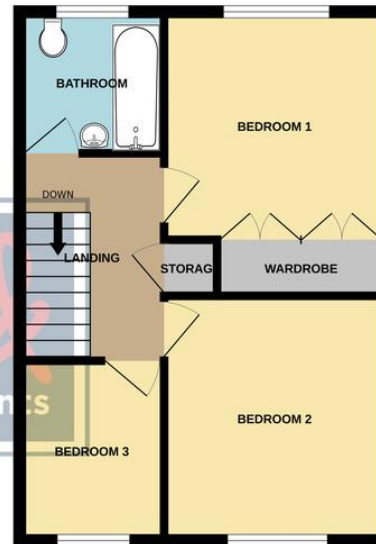
FRONT GARDEN

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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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.

**Jeffries
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estate and letting agents

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