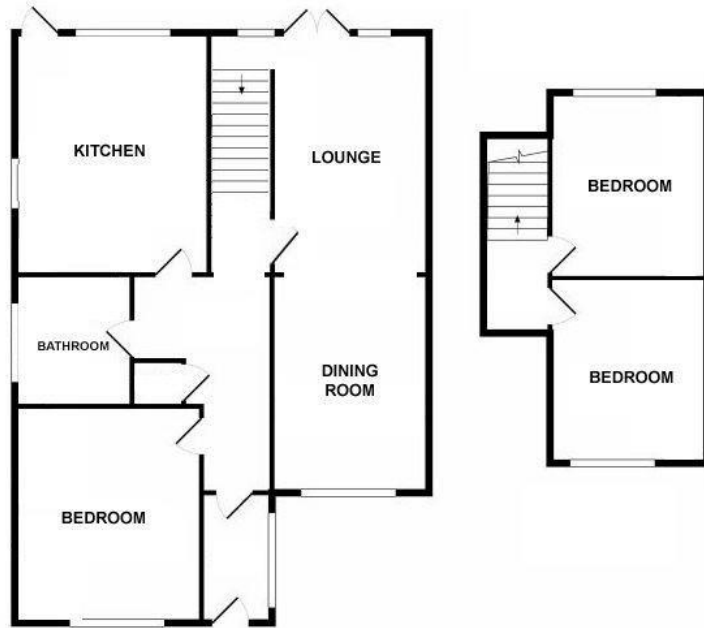


PRICE: £325,000



## Newlands Road, Purbrook, PO7 5NF

Three bedroom semi-detached chalet bungalow which has been updated throughout including a full rewire, smooth re-plastered ceilings, new kitchen and new bathroom. 'Ideal' combination boiler. Situated on a corner plot with a garage and parking at the rear. For sale with NO FORWARD CHAIN.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**Agents notes:**

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

#### Entrance Porch

Double glazed front door, tiled floor, obscured double glazed window to side.

#### Entrance Hall

Storage cupboard, cupboard housing renewed consumer unit, under stairs storage cupboard, radiator, smooth ceiling with inset down lighting.

#### Kitchen

W: 9' 11" x L: 16' 1" (W: 3.02m x L: 4.9m)

Range of wall and base units incorporating stainless steel sink with mixer tap, electric oven, four burner gas hob, extractor canopy, space and plumbing for washing machine, space for fridge/freezer and space for additional appliance. Obscured double glazed door to garden, double glazed windows to side and rear aspects, radiator, smooth ceiling with inset down lighting.



#### Lounge

W: 9' 9" x L: 14' 10" (W: 2.96m x L: 4.52m)

Double glazed French doors to garden, stairs to first floor, radiator, smooth ceiling with inset down lighting.



#### Dining Room

W: 9' 1" x L: 11' 9" (W: 2.78m x L: 3.58m)

Double glazed window to front aspect, radiator, smooth ceiling with inset down lighting.

#### Bedroom One

W: 10' x L: 12' 11" (W: 3.04m x L: 3.93m)

Double glazed window to front aspect, radiator, smooth ceiling with coving and inset down lighting.

#### Bathroom

W: 6' 3" x L: 6' 10" (W: 1.91m x L: 2.08m)

White suite comprising low level close coupled dual flush WC, pedestal sink with mixer tap, panel enclosed bath with mixer tap and shower over. Heated towel radiator, obscured double glazed window to side aspect, wall tiling to principle areas, smooth ceiling with inset down lighting.



### FIRST FLOOR

#### Landing

Smooth ceiling with inset down lighting, loft area with lighting and Ideal combination boiler.

#### Bedroom Two

W: 9' 8" x L: 10' 3" (W: 2.95m x L: 3.12m)

(Maximum Measurements). Double glazed window to front aspect, radiator, smooth ceiling.

#### Bedroom Three

W: 9' 8" x L: 8' 4" (W: 2.95m x L: 2.54m)

Double glazed window to rear aspect, radiator, smooth ceiling.



### OUTSIDE

Corner plot with mature gardens to the front, side and rear. At the rear of the property is a driveway which leads to the garage.

#### Garage

With up and over door.

#### Directions

Proceed west on Elizabeth Road which then becomes Woodlands Grove. Turn right into Kentidge Road which then becomes Newlands Road. The property can be found on the left hand side.