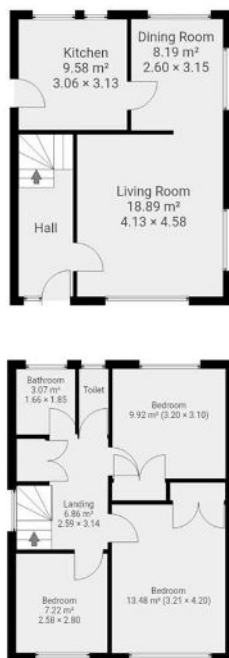


PRICE: £365,000



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSORIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Timberlane, Purbrook, PO7 5PH

NO FORWARD CHAIN is offered with this THREE BEDROOM DETACHED HOUSE in Purbrook. The property is in need of some modernisation throughout, however, offers huge potential. Features boasting lounge with separate dining area, driveway, attached garage, front and rear gardens and Cul de sac location.

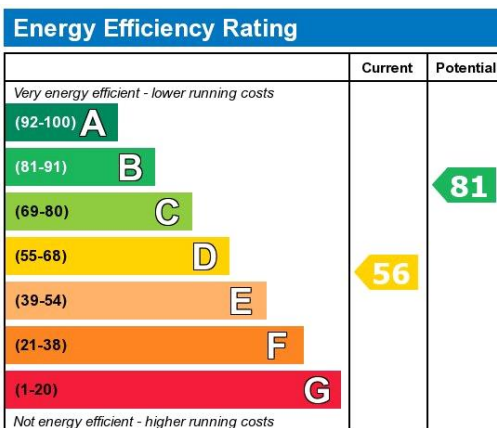
Agents notes:

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.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



Covered Entrance

Double glazed front door and double glazed obscured side panel leading to the entrance hall.

Entrance Hall

Stairs to the first floor with understairs storage cupboard, radiator, door to lounge.

Lounge

W: 13' 2" x L: 15' (W: 4.02m x L: 4.58m)
(Maximum measurements). Feature fireplace with wood mantle over, tiled hearth and floor mounted gas fire with back boiler for central heating. Double glazed windows to front and side aspects, radiator, smoothed ceiling, opening to dining area.

Dining Area

W: 8' 6" x L: 9' 7" (W: 2.6m x L: 2.92m)
Double glazed windows to rear and side aspects, radiator, smoothed ceiling, door to kitchen.

Kitchen

W: 10' 1" x L: 9' 7" (W: 3.07m x L: 2.91m)
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, space for freestanding cooker, space and plumbing for washing machine, space for under counter fridge and freezer, fitted larder style cupboard, two double glazed windows to rear aspect overlooking the rear garden, double glazed door to side aspect and garden, tiled to principle areas.

FIRST FLOOR

Landing, double glazed window to side aspect, loft access, fitted double airing cupboard with shelving and hot water tank.

Bedroom One

W: 10' 5" x L: 13' 9" (W: 3.18m x L: 4.19m)
Double glazed window to front aspect, radiator, fitted wardrobe cupboard.

Bedroom Two

W: 10' 5" x L: 10' 2" (W: 3.19m x L: 3.11m)
Double glazed window to rear aspect, radiator, fitted wardrobe cupboard.

Bedroom Three

W: 8' 4" x L: 8' 11" (W: 2.55m x L: 2.72m)
Double glazed window to front aspect, radiator.

Bathroom

W: 5' 5" x L: 5' 10" (W: 1.66m x L: 1.79m)
Two piece coloured suite comprising panelled bath, pedestal wash hand basin, tiled to principle areas, heated towel rail, double glazed obscured window to rear aspect, wall mounted mirror with light and shaver point.

Cloakroom

Low level wc, double glazed obscured window to rear aspect.

OUTSIDE

The frontage boasts driveway creating off road parking leading to the garage, the remainder of the frontage is laid with lawn with mature planting. Side access leading into the rear garden, boasting patio / seating area adjacent to the kitchen door, the remainder of the rear mainly laid with lawn, panelled fencing complements the side and rear boundaries, personal door leading to the garage.

Garage

W: 7' 10" x L: 19' 4" (W: 2.4m x L: 5.88m)
Double doors to the front, personal door to the rear and garden, power and lighting.

