



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

PRICE:£295,000



Frances Road, Purbrook, PO7 5HH

IN NEED OF MODERNISATION THROUGHOUT and OFFERED WITH NO FORWARD CHAIN. Extended TWO BEDROOM SEMI DETACHED BUNGALOW in Purbrook. Accommodation boasting lounge / dining room, breakfast room (formerly the kitchen), kitchen, bathroom, some double glazing, off road parking and good sized rear garden.



#### Entrance

Timber front door and internal timber door leading into the entrance hall.

#### Entrance Hall

Coved and smoothed ceiling, fitted storage cabinet.

#### Lounge / Dining Room

W: 10' 5" x L: 19' 7" (W: 3.18m x L: 5.98m)  
(Overall maximum measurements into French doors). Double glazed French doors to rear aspect and garden, smoothed ceiling.

#### Breakfast Room (Formerly Kitchen)

W: 10' x L: 9' (W: 3.04m x L: 2.75m)  
Double glazed window to side aspect, glazed window and door to kitchen, fitted larder style cupboard.

#### Kitchen

W: 11' 7" x L: 5' 7" (W: 3.53m x L: 1.71m)  
Feature brick base with glazed windows to rear and side aspects, timber door to side aspect and garden, basic matching range of base units complemented with work surfaces over incorporating stainless steel sink unit, space and gas supply for cooker, pine clad ceiling.

#### Bedroom One

W: 10' 5" x L: 11' 11" (W: 3.18m x L: 3.62m)  
(Maximum measurements). Double glazed window to front aspect, wall mounted gas fire, smoothed ceiling.

#### Bedroom Two

W: 7' 3" x L: 8' 6" (W: 2.22m x L: 2.59m)  
Double glazed window to front aspect, coved and smoothed ceiling.

#### Bathroom

W: 4' 2" x L: 6' 9" (W: 1.27m x L: 2.07m)  
Suite comprising panelled bath, pedestal wash hand basin, low level wc, feature tongue and groove ½ panelled walls, loft access, glazed obscured window to side aspect, wall mounted water heater.

#### OUTSIDE

The front garden now has been covered to shingled driveway creating ample off road parking with gated access leading to the rear garden. The rear boasts raised decked seating area adjoining the rear of the property stepping down to a patio / seating area with the remainder of the rear mainly laid with lawn. Timber storage shed and greenhouse to remain. Panelled fencing complement the majority of the boundaries.

