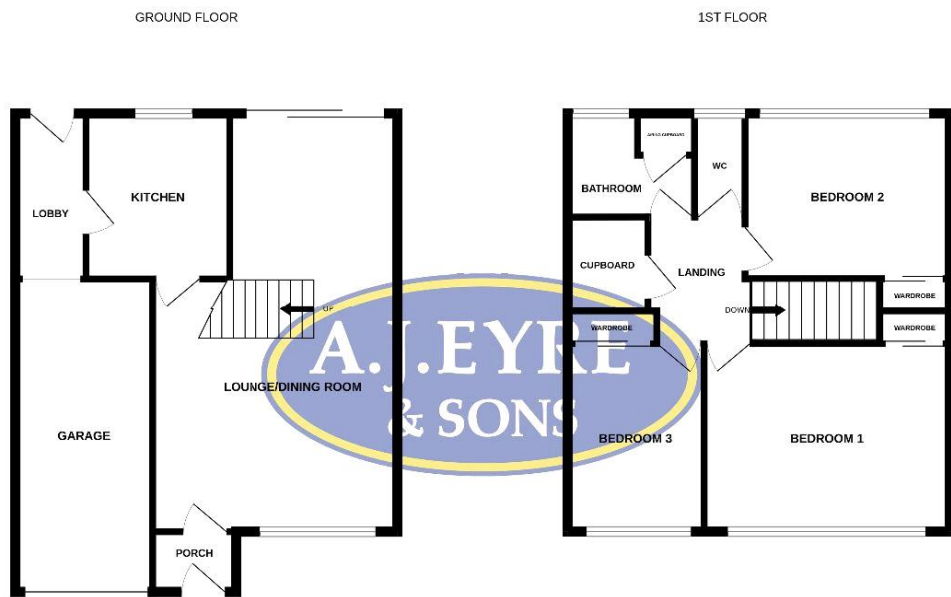




PRICE: £250,000



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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>



Purbrook Gardens, Purbrook, PO7 5LD

LOOKING FOR A PROJECT. NO FORWARD CHAIN is offered with this THREE BEDROOM MIDDLE TERRACE HOUSE in Purbrook. Accommodation boasting lounge / dining room, kitchen, first floor bathroom and separate cloakroom, good sized rear garden, driveway leading to the integral garage, cul de sac location.

Entrance Porch

Front door with internal door leading to the lounge / dining room.

Lounge / Dining Room

W: 14' 2" x L: 24' 4" (W: 4.31m x L: 7.41m)

(Overall maximum measurements).

Double glazed window to front aspect, sliding patio doors to rear aspect / garden, stairs to the first floor, door to kitchen, serving hatch to kitchen, radiators.

Kitchen

W: 8' 4" x L: 9' 6" (W: 2.54m x L: 2.91m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap, wall mounted Vaillant boiler for central heating, space and plumbing for washing machine, tiled splashback and to principle areas door to side access and garage.

FIRST FLOOR

Landing, access to loft area, walk in storage cupboard.

Bedroom One

W: 14' 3" x L: 10' 10" (W: 4.34m x L: 3.3m)

(Measurements not including depth of fitted wardrobe cupboard).

Double glazed window to front aspect, fitted wardrobe cupboard, radiator.

Bedroom Two

W: 11' 8" x L: 10' (W: 3.56m x L: 3.05m)

(Measurements not including depth of fitted wardrobe cupboard).

Double glazed window to rear aspect, fitted wardrobe cupboard, radiator.

Bedroom Three

W: 8' 1" x L: 10' 11" (W: 2.46m x L: 3.33m)

(Measurements not including depth of fitted wardrobe cupboards).

Double glazed window to front aspect, fitted wardrobe cupboard, radiator.

Bathroom

Two piece suite comprising panelled bath and pedestal wash hand basin, fitted storage cupboard with shelving, tiled to principle areas, double glazed window to rear aspect, radiator.

Cloakroom

Close coupled low level wc, double glazed window to rear aspect.

OUTSIDE

The frontage boasts block paved hard standing leading to the integral garage. The mature rear garden boasts a north / westerly aspect with panelled fencing complementing the boundaries and backing onto mature woodland.

Garage

Up and over door to the front, wall mounted utilities, power and lighting, glazed door to rear aspect.

