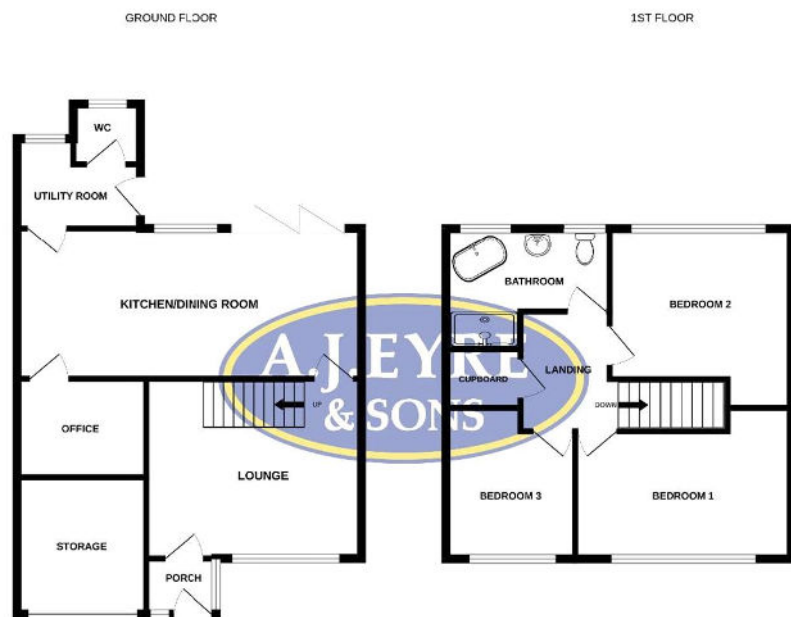




PRICE: £345,000



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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to 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.
Drawn with Metreplan ©2005

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	34	79

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 5LB

THREE BEDROOM END OF TERRACE HOUSE having undergone a number of improvements by its current owners. Accommodation boasting refitted kitchen / dining room, refitted four piece bathroom suite, ground floor cloakroom, office (partly converted garage), extensive driveway for off road parking.

Entrance Porch

Composite front door, double glazed windows to front and side aspects, internal composite door with double glazed side panel to lounge.

Lounge

W: 14' x L: 13' 11" (W: 4.27m x L: 4.23m)

Double glazed window to front aspect, wall mounted vertical radiator, stairs to the first floor, smoothed ceiling, door to kitchen / dining room.

Kitchen / Dining Room

W: 22' 5" x L: 10' 4" (W: 6.83m x L: 3.15m)

(Maximum measurements). Modern refitted range of matching wall and base units complemented with polished stone work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, space for 'Range' style cooker (negotiable) with glass splashback and extractor canopy over, integrated fridge / freezer, integrated dishwasher, breakfast bar, space for table and chairs, wall mounted vertical radiator and standard radiator, double glazed window to rear aspect, double glazed bi-folding doors to rear aspect / garden, smoothed ceiling with pin spot downlighting, laminate wood effect flooring.

Office

W: 8' 1" x L: 6' 5" (W: 2.46m x L: 1.96m)

(Rear of partly converted garage). Power, electric, laminate wood effect flooring.

Rear Lobby

W: 8' 2" x L: 5' 9" (W: 2.49m x L: 1.75m)

(Maximum measurements). Work surface with cupboard under, space and plumbing for washing machine, double glazed window to rear aspect, double glazed door to side aspect, tiled flooring, radiator, textured ceiling.

Cloakroom

Close coupled low level wc, double glazed obscured window to rear aspect, wash hand basin, tiled flooring.

FIRST FLOOR

Landing, radiator, smoothed ceiling with access to loft area, storage cupboard with hanging rail.

Bedroom One

W: 14' 3" x L: 12' 2" (W: 4.33m x L: 3.7m)

(Maximum measurements). Double glazed window to front aspect, radiator, smoothed ceiling.

Bedroom Two

W: 11' 9" x L: 11' 7" (W: 3.59m x L: 3.53m)

(Maximum measurements). Double glazed window to rear aspect, radiator, smoothed ceiling.

Bedroom Three

W: 8' x L: 12' 5" (W: 2.43m x L: 3.78m)

(Maximum measurements). Double glazed window to front aspect, radiator, smoothed ceiling.

Bathroom

W: 10' 3" x L: 8' 6" (W: 3.12m x L: 2.59m)

(Maximum measurements). Refitted modern four piece suite comprising freestanding double ended bath with mixer tap and hand held telephone style shower attachment, walk in shower cubicle with overhead shower, wash hand basin and close coupled low level wc set in vanity unit, chromium ladder style radiator, double glazed obscured window to rear aspect, tiled to principle areas, smoothed ceiling.

OUTSIDE

The frontage boasts driveway providing ample off road parking leading to the garage (partly converted). The partly converted garage boasts up and over door to the front, wall mounted boiler for central heating, wall mounted utility meters. The rear garden boasts extensive composite decked / seating area with balustrade and inset lighting with steps leading down to an additional patio / seating area with the remainder of the rear mainly laid with artificial lawn backing onto woodland. Gated side access and outside tap.

