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

PRICE:£325,000



Kennedy Close, Purbrook, PO7 5NZ

OFFERED WITH COMPLETE ONWARD CHAIN. Spacious, well presented THREE BEDROOM MIDDLE TERRACE HOUSE in Purbrook. Accommodation boasting modern kitchen, spacious lounge / dining room, modern bathroom suite, SOUTH FACING REAR GARDEN, BLOCK PAVED DRIVEWAY, owned outright solar panels for electric.

Entrance
Double glazed front door.

Entrance Hall
Smoothed ceiling, two double glazed obscured windows to front aspect, radiator, tiled flooring.

Cloakroom
Suite comprising close coupled low level wc, pedestal wash hand basin, double glazed obscured window to front aspect, smoothed ceiling chromium ladder style radiator.

Kitchen
W: 7' 2" x L: 13' 8" (W: 2.18m x L: 4.17m)
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, space for cooker with extractor canopy over, space and plumbing for washing machine, spaces for tumble dryer and fridge / freezer, tiled splashback, double glazed window to front aspect, laminate wood effect flooring, smoothed ceiling with pin spot downlighting.

Lounge / Dining Room
W: 17' 5" x L: 21' 3" (W: 5.3m x L: 6.47m)
(L shaped, maximum measurements).
Feature fireplace with wood surround, double glazed window and door to rear aspect, smoothed and coved ceiling, laminate wood effect flooring, stairs to the first floor with understairs storage cupboard, radiator.

FIRST FLOOR
Landing, smoothed ceiling with access to loft area, laminate wood effect flooring, over stairs storage cupboard.

Bedroom One
W: 10' 2" x L: 14' (W: 3.1m x L: 4.26m)
(Maximum measurements including depth of fitted wardrobe cupboard).
Double glazed window to front aspect, radiator, fitted wardrobe cupboard, laminate wood effect flooring, smoothed and coved ceiling.

Bedroom Two
W: 9' 2" x L: 12' 1" (W: 2.79m x L: 3.67m)
(Maximum measurements including depth of fitted wardrobe cupboard).
Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, laminate wood effect flooring, smoothed and coved ceiling.

Bedroom Three
W: 7' 10" x L: 9' 2" (W: 2.39m x L: 2.79m)
Double glazed window to rear aspect, radiator, laminate wood effect flooring, smoothed and coved ceiling.

Bathroom
W: 8' 6" x L: 5' 5" (W: 2.6m x L: 1.65m)
Suite comprising panelled bath, close coupled low level wc, wash hand basin set in vanity unit, tiled flooring and partly tiled walls, ladder style radiator, double glazed obscured window to front aspect, smoothed ceiling.

OUTSIDE
The frontage is mainly hard standing and block paved driveway to create off road parking leading to the front door and partly converted garage. The well tended rear garden benefits a Southerly aspect, boasting two patio / seating areas, timber summer house and garden shed to remain, low gated access leads to the rear of the garden which is being utilised as an allotment / vegetable area with raised and low level planters to remain.

Converted Garage / Store Room
Up and over door to the front, personal door to the side aspect / driveway, power and lighting, internal door leading to the utility / store room housing wall mounted utility meter, wall mounted Vaillant boiler for central heating and domestic hot water, 'belfast' style sink unit with base cabinets under.

Additional Information
The property benefits from solar panels attached to the rear of the property which are owned outright. These are for the electricity. The manifold for the solar panels is located in the garage, the battery converter is located in the loft area.

