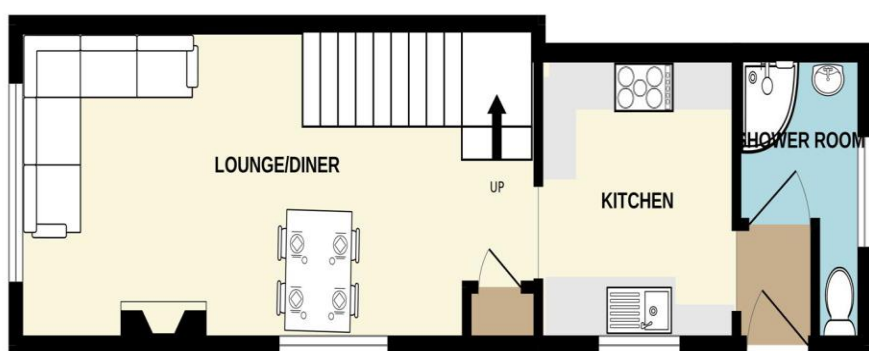




GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

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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## 2 Durham Gardens

Purbrook, Waterlooville PO7 7BB

**Price: £325,000**

### DESCRIPTION

There's 'more than meets the eye' with this TWO/THREE bedroom semi-detached house situated within Purbrook and just a short walk to the local schools. Over the years the current owner has spent a lot of time and money improving this property and there's a high quality of finish throughout. Internally the property offers to the ground floor a modern fitted kitchen with built in oven, five ring hob, washing machine and fridge, there's a light and airy lounge/diner and modern fitted shower room. Upstairs you will find bedroom 1 with a built in wardrobe, an office (with fitted furniture) which leads through to bedroom two plus an additional small single bedroom or dressing room (these rooms are separated by stud walls so could easily be converted to make one large bedroom if required). Outside there's a beautiful WEST facing rear garden with patio area and a shed with power and light, there's also a driveway providing off road parking. Additional benefits include double glazing and gas central heating. Internal viewing essential.

### ACCOMMODATION

#### ENTRANCE HALL

SHOWER ROOM: 5' 3" x 5' 2" extending to 8'9" (1.60m x 1.57m)

KITCHEN: 8' 9" x 8' 1" (2.66m x 2.46m)

LOUNGE/DINER: 21' 4" x 9' 7" (6.50m x 2.92m)

#### FIRST FLOOR

BEDROOM 1: 9' 8" x 9' 7" (2.94m x 2.92m)

OFFICE: 8' 4" x 6' 5" (2.54m x 1.95m)

DRESSING ROOM/BEDROOM 3: 7' 1" x 5' 9" (2.16m x 1.75m)



BEDROOM 2: 8' 8" x 6' 1" (2.64m x 1.85m)

### OUTSIDE

WEST FACING REAR GARDEN

DRIVEWAY

