



**Nesbits**

Established 1921

**55 Purbrook Gardens, Purbrook, Waterlooville, PO7 5LD**

**For auction Guide Price £250,000**



## 55 Purbrook Gardens, Purbrook, Waterlooville, PO7 5LD

TO BE SOLD BY PUBLIC AUCTION (date to be confirmed) UNLESS SOLD PREVIOUSLY.

GUIDE PRICE: £250,000.

An opportunity with considerable potential to add value; of interest to builders, investors and keen owner-occupiers: enjoying a popular location, this THREE BEDROOM FAMILY HOUSE benefits from integral garage plus hardstand and a 45ft garden bordering mature woodland. It is keenly guided to reflect the NEED FOR COMPREHENSIVE MODERNISATION. Purbrook Gardens is a cul-de-sac residential development immediately to the west of the main London Road (A3), just a short distance from Purbrook Village Centre and within comfortable reach of a wide range of public amenities. Part of a terrace of five only, No. 55 itself has a tile-hung facade incorporating integral garage and enclosed porch, all under a deep, open-plan forecourt which provides additional car hardstand, whilst to the rear is a generous garden with mature woodland beyond.





As stated, the property will now reward a programme of refurbishment throughout, being offered at a very competitive guide price granting both professional and private buyers ample scope to create a home with much to commend it. Full particulars are given as follows and early enquiry is urged:

Front door to:

### **ENCLOSED PORCH**

Inner door to:

### **LIVING/DINING ROOM**

24'0 x 14'1 (7.32m x 4.29m)

A dual-aspect room having wood-framed double-glazed picture window to front elevation and pair of aluminium-framed sliding double-glazed patio doors leading to rear garden. Open-tread staircase to first floor. Serving hatch from Kitchen. 2 double panel radiators. Door to:

### **KITCHEN**

9'6 x 8'4 (2.90m x 2.54m)

Fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap. Double panel radiator. 'Vaillant' gas fired central heating and hot water boiler. Plumbing for washing machine. Wood-framed double-glazed window to rear elevation. Door to:

### **REAR PORCH**

Part-glazed door to rear garden. Opening through to:

### **INTEGRAL GARAGE**

17'10 x 7'11 (5.44m x 2.41m)

Up-and-over door. Gas and electricity meters, circuit breakers.

### **FIRST FLOOR**

#### **LANDING**

Access to Loft Space.

#### **BOX ROOM**

5'6 x 4'9 (1.68m x 1.45m)

Slatted shelves.

#### **SEPARATE W.C.**

White low flush suite. Wood-framed obscure double-glazed window.

#### **BATHROOM**

7'4 x 5'4 (2.24m x 1.63m)

White suite comprising: panelled bath and pedestal handbasin. Fitted cupboard with slatted shelves. Double panel radiator. Wood-framed obscure double-glazed window.

#### **BEDROOM ONE**

14'3 x 10'10 (4.34m x 3.30m)

Wood-framed double-glazed window to front elevation. Double built-in wardrobe. Double panel radiator.

#### **BEDROOM TWO**

11'8 x 9'11 (3.56m x 3.02m)

Wood-framed double-glazed window to rear elevation. Double built-in wardrobe. Single panel radiator.

#### **BEDROOM THREE**

10'11 x 8'0 (3.33m x 2.44m)

Wood-framed double-glazed window to front elevation. Double built-in wardrobe. Single

panel radiator.

### **OUTSIDE**

FRONT: Deep, open-plan forecourt having paved CAR HARDSTAND fronting the Integral Garage.

REAR: Depth: 45'0 (13.72m) Width: 22'6 (6.86m) Generous garden with fenced surround and westerly aspect, bordering mature woodland at the rear.

### **COUNCIL TAX**

Band 'C' - £1,967.01 p.a. (2025-26) Havant Borough Council.

### **EPC**

Energy Rating 'C' (Floor Area 85 sq m approx.)

### **VIEWING**

By appointment with SOLE AGENTS & AUCTIONEERS, D.M. NESBIT & CO. (17870/051376)

### **ADDITIONAL AUCTION COSTS**

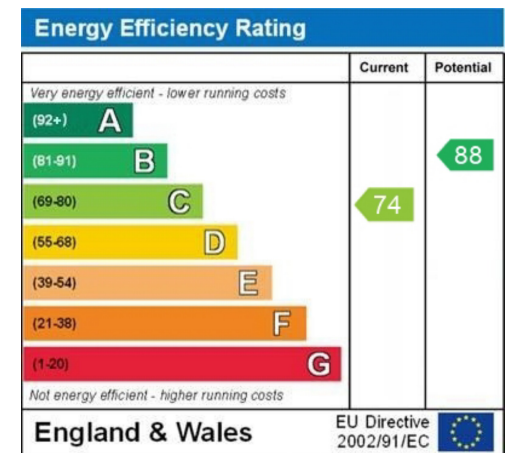
A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).











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