



1 Newlands Road, Purbrook, Hampshire, PO7 5NF

TOWN & COUNTRY  
SOUTHERN

- £465,000 Freehold
- Council Tax Band D
- Three Bedroom Detached Bungalow
- 19'3 Lounge—18' Kitchen / Dining Room
- Enclosed Rear Garden
- Garage & Workshop

A detached three bedroom bungalow which comprises; hallway, lounge, kitchen / dining room, three bedrooms and shower room. Being situated in a popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds and is offered with gas fired central heating, double glazing, floor coverings throughout, an enclosed rear garden, and a garage with workshop, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From the Purbrook roundabout from the London Road take the exit onto Ladybridge road, take the second left turning into Stakes Road and then second right into Aldermoor Road, after a short distance turn left onto Alsford Road where Newlands Road can be found on the right hand side with the property immediately on the left.



**ENTRANCE:** Brick retaining wall with pillar leading to tarmac driveway to the side of the property, the front garden is mainly laid to lawn with ornamental shrubs:

**HALLWAY:** Double glazed door and window to the side leading to the 'L' shaped hallway with exposed beam effect ceiling, louvre fronted cloaks cupboard housing hot water cylinder, radiator, port hole style window to the front, access to the loft, doors to:

**LOUNGE:** 19'3" X 14'5" Double glazed patio doors to the rear garden, high level window to the side, feature brick fireplace with inset electric fire, wall mounted gas convactor heater, radiator, door to:

**KITCHEN / DINING ROOM:** 19'3" x 10'5" Comprehensive range of Shaker style wall and base units in buttermilk with granite effect roll top worksurfaces over. 4 Ring "Stoves" gas hob with curved glass and stainless steel extractor hood over. Eye level "Lamona" double electric oven, integrated fridge and freezer, space and plumbing for washing machine, feature brick wall with fitted dresser unit to match the cabinets and glass fronted display case, double glazed door and windows overlooking the rear garden and twin double glazed windows to the side, electric panel heater.

**BEDROOM 1:** 12'2" x 10'10" Double glazed bow window to the front elevation with leaded lights, radiator, smooth skimmed coved ceiling.

**BEDROOM 2:** 11'10" x 10'11" Double glazed window to the side elevation with leaded lights, radiator, smooth skimmed coved ceiling.

**BEDROOM 3:** 9'11" x 9'11" Double glazed bow window to the front elevation with leaded lights, radiator, smooth skimmed coved ceiling.

**SHOWER ROOM:** White suite comprising; corner shower cubicle with curved glass screen, wash hand basin, low flush WC, obscured glass double glazed window to the side elevation, ladder towel rail, louvre fronted airing cupboard housing wall mounted Worcester gas fired boiler (not tested).

**OUTSIDE:** The rear garden is approximately 75' in depth being fully enclosed and backing onto the local recreation ground, stepping from the lounge or kitchen onto the patio area then leading to the lawn area surrounded by mature flower and shrub borders plus fruit trees, ornamental pond and greenhouse, side access to the workshop and garage plus gated access to the front.

**GARAGE:** 17'0" x 8'4" with window to the side and up and over door to the front.

**WORKSHOP** 8'0" X 5'7" Window to the rear, power and light.

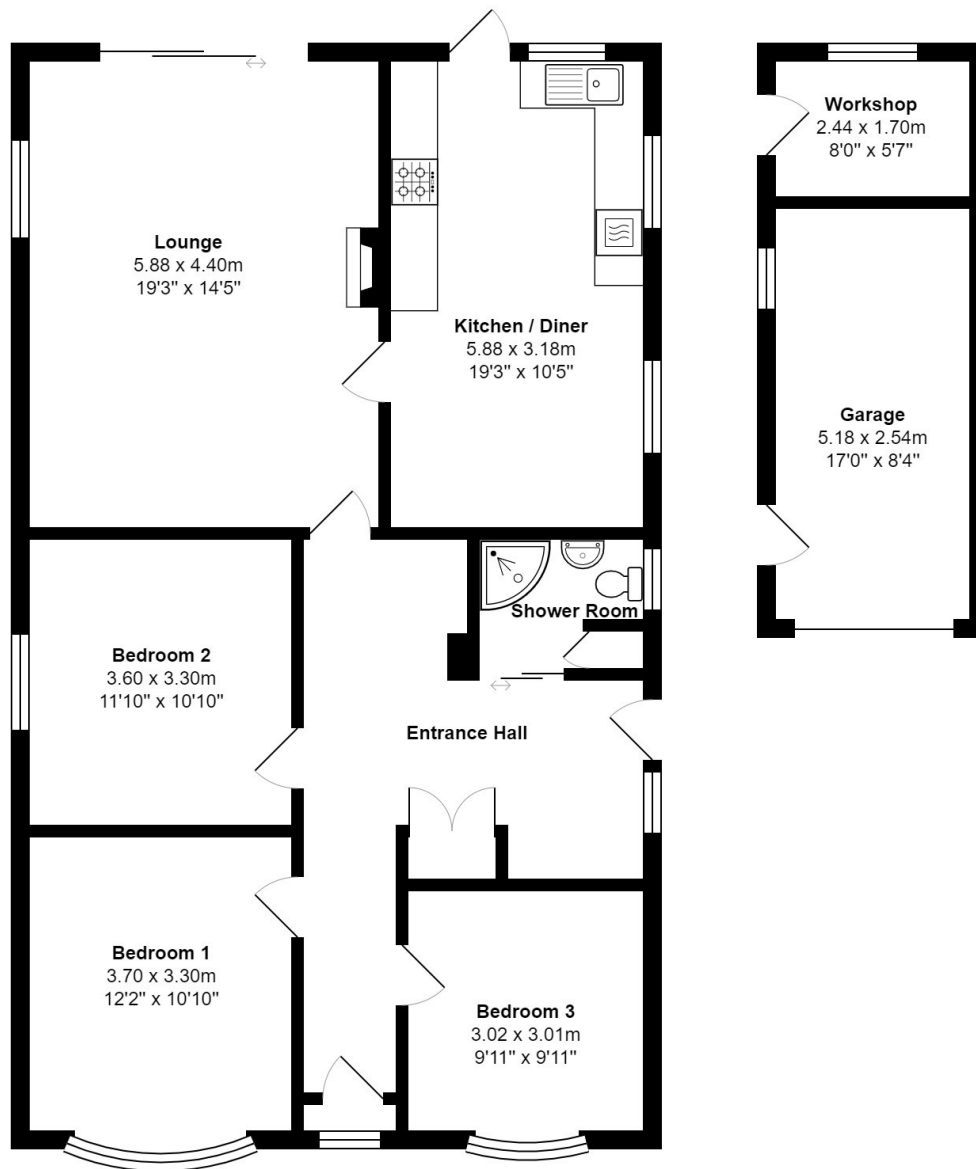
**AGENTS NOTES:**

Council Tax Band D - Havant Borough Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](http://www.openreach.com)

Flood Risk – Refer to - ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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