



Guide Price £450,000

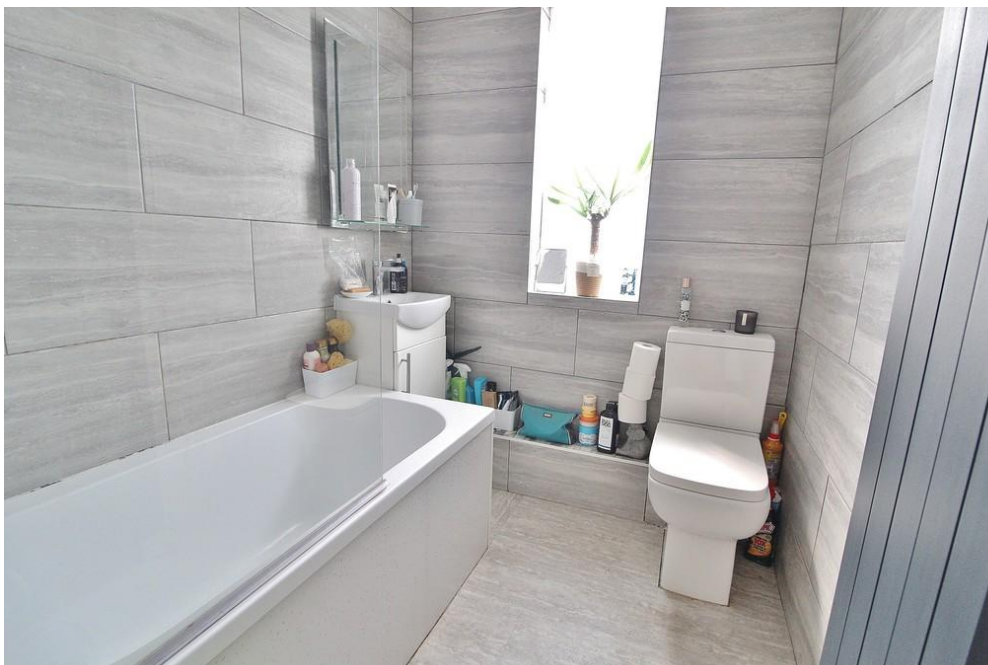
Frances Road

Purbrook, PO7 5HH

PROPERTY SUMMARY

We are delighted to offer for sale this extended 4 bedroom semi detached property located in a popular area of Purbrook. This spacious family property is sure to attract immediate interest and internal viewings are very strongly recommended. The property has a large number of benefits including lounge, kitchen/ dining room, 3 first floor bedrooms, modern bathroom suite, downstairs bedroom with ensuite and an additional WC. Externally there is a large rear garden and off road parking. To arrange your viewing contact us as sole agents today!





HALL Stairs case to first floor, doors leading to lounge and kitchen, door to:

WC Window to side aspect, wash hand basin, W.C.

LOUNGE 12' 2" x 11' 11" (3.71m x 3.63m) Bay window to front aspect, radiator, feature fire place.

KITCHEN/DINER 16' 8" x 8' 10" (5.08m x 2.69m) Door leading to side aspect, wall mounted boiler, a range of wall and base units incorporating sink unit, built in hob with fan over, integral double oven, space for and plumbing for washing machine and dish washer, space for fridge freezer, door leading to:

STUDY 10' 10" x 6' 4" (3.3m x 1.93m) Windows to rear and side aspect, radiator, door to:

BEDROOM 4 10' 10" x 9' 8" (3.3m x 2.95m) Window to rear aspect, radiator, door to:

ENSUITE Shower cubicle, wash hand basin, W.C.

LANDING Access to all first floor rooms, access to loft, storage cupboard.

BEDROOM 1 12' 2" x 11' 11" (3.71m x 3.63m) Window to front aspect, radiator.

BEDROOM 2 12' 2" x 9' 2" (3.71m x 2.79m) Window to rear aspect, radiator.

BEDROOM 3 8' 7" x 8' 6" (2.62m x 2.59m) Window to rear aspect, radiator.

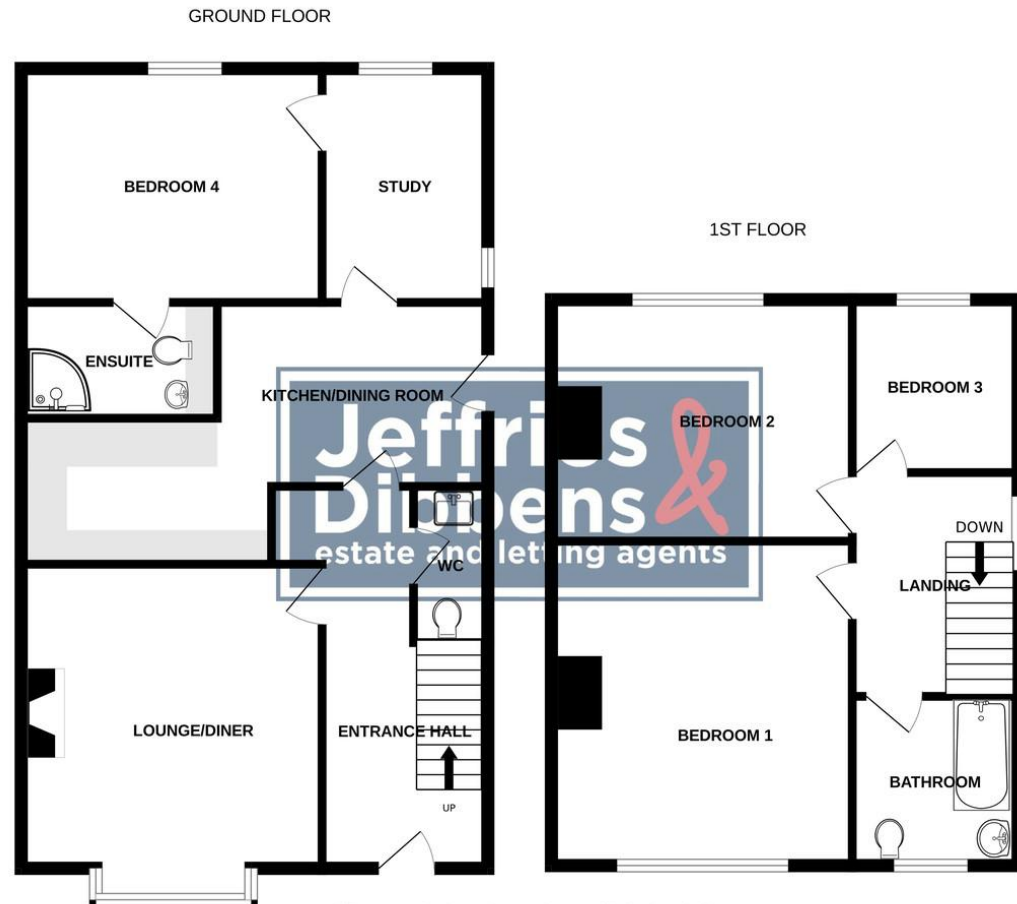
BATHROOM Window to front aspect, vertical radiator, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Shed, bar, patio, artificially laid lawn, shingle, tap, light, power, gated side access.

FRONT GARDEN Off road parking, gated access to rear.





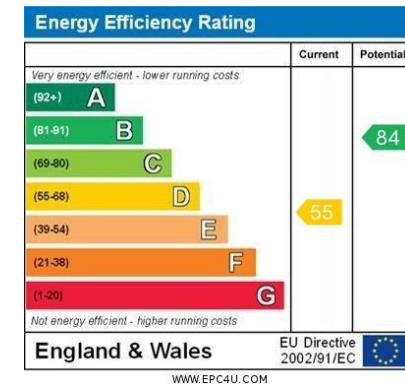
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
 Havant Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band C

VIEWINGS
 By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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