



**£475,000**  
**The Crescent**  
Purbrook, PO7 5EU

## PROPERTY SUMMARY

We are delighted to offer for sale this well presented 3 bedroom detached house in The Crescent, Purbrook. This property is certain to attract immediate interest and internal viewings are very strongly advised. The property has a large number of benefits including 3 first floor bedrooms, bathroom suite, fitted kitchen, lounge, separate dining room, utility room and down stairs W.C. Externally there is a beautiful wrap around rear garden, a detached garage to the rear with additional driveway parking. The property is conveniently located close to local schools and amenities. To arrange your viewing contact us today.





**HALLWAY** Stairs to first floor, window to front aspect, radiator, under stairs storage cupboard, doors to:

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

**LOUNGE** 12' 0" x 11' 9" (3.66m x 3.58m) Bay window to front aspect, open fireplace, radiator.

**DINING ROOM** 12' 5" x 10' 9" (3.78m x 3.28m) Window to rear, radiator.

**KITCHEN** 9' 2" x 6' 8" (2.79m x 2.03m) Window to side aspect, a range of wall and base units with sink unit, integrated oven with hob and extractor fan over, space for fridge/freezer, space and plumbing for washing machine, radiator, door to:

**UTILITY ROOM** 8' 9" x 8' 8" (2.67m x 2.64m) Dual aspect windows, a range of wall and base units, space and plumbing for washing machine, door to rear garden.

**LANDING** Window to side elevation, access to loft, doors to:

**BEDROOM 1** 12' 0" x 10' 11" (3.66m x 3.33m) Window to front aspect, built in wardrobes, radiator.

**BEDROOM 2** 12' 4" x 10' 11" (3.76m x 3.33m) Window to rear aspect, fitted wardrobes, radiator.

**BEDROOM 3** 9' 4" x 6' 9" (2.84m x 2.06m) Window to rear aspect, radiator.

**BATHROOM** Window to front aspect, radiator, panelled bath with shower over, hand wash basin, storage cupboard and WC.

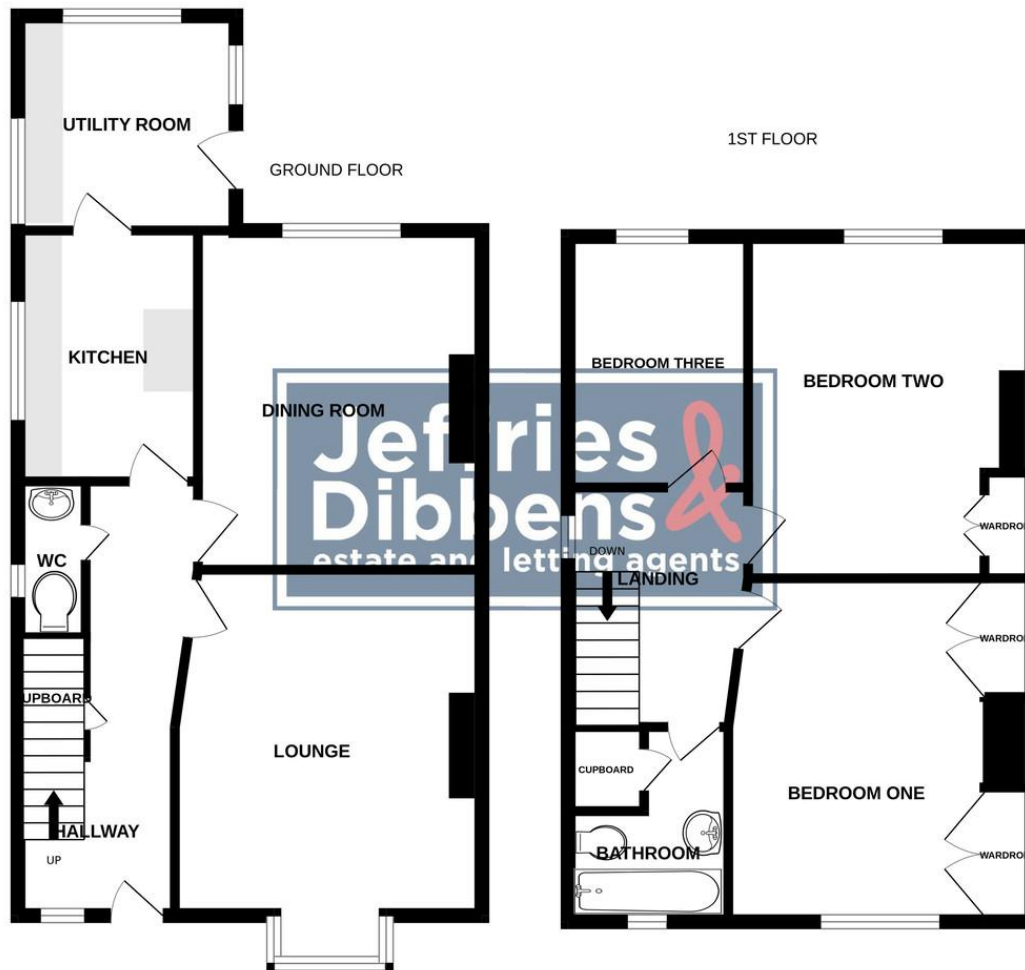
## **OUTSIDE**

**FRONT GARDEN** Laid to lawn with path to entrance.

**REAR GARDEN** Shingled driveway with vehicle access to garage, wrap around garden with pedestrian side access, mainly laid to lawn with a patio area, outside tap, gated side access to front.

**GARAGE** Up and over garage door, window to side, private door to side.





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 D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

**Jeffries  
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