



**£270,000**

**Queens Grove**

Purbrook, PO7 5HR



## PROPERTY SUMMARY

No forward chain! We are pleased to present to the market this two bedroom terrace property situated in Queens Grove, Purbrook. The properties accommodation comprises of a spacious lounge, kitchen diner and conservatory to the ground floor. To the first floor you will find two good size bedrooms and a family bathroom. Externally you have a good size rear garden and off road parking located to the front of the property. We feel this property would be ideal for a first time buyer or investment opportunity. To arrange your viewing contact us as sole agents today.





**HALL** Stairs leading to first floor, door:

**LOUNGE** 14' 1" x 10' 11" (4.29m x 3.33m) Window to front aspect, radiator, door to:

**KITCHEN/DINER** 17' 2" x 8' 3" (5.23m x 2.51m) Two windows to rear aspect, radiator, range of wall and base units incorporating sink unit, integral cooker with hob and fan over, space and plumbing for washing machine and dishwasher, space for fridge freezer, door to:

**CONSERVATORY** 17' 0" x 7' 1" (5.18m x 2.16m) Radiator, door leading to rear garden.

#### **LANDING**

**BEDROOM 1** 14' 1" x 9' 10" (4.29m x 3m) Window to front aspect, radiator, open storage area.

**BEDROOM 2** 9' 7" x 8' 11" (2.92m x 2.72m) Window to rear aspect, radiator.

**BATHROOM** Window to rear aspect, heated hand towel rail, panel enclosed with shower over, wash hand basin and WC.

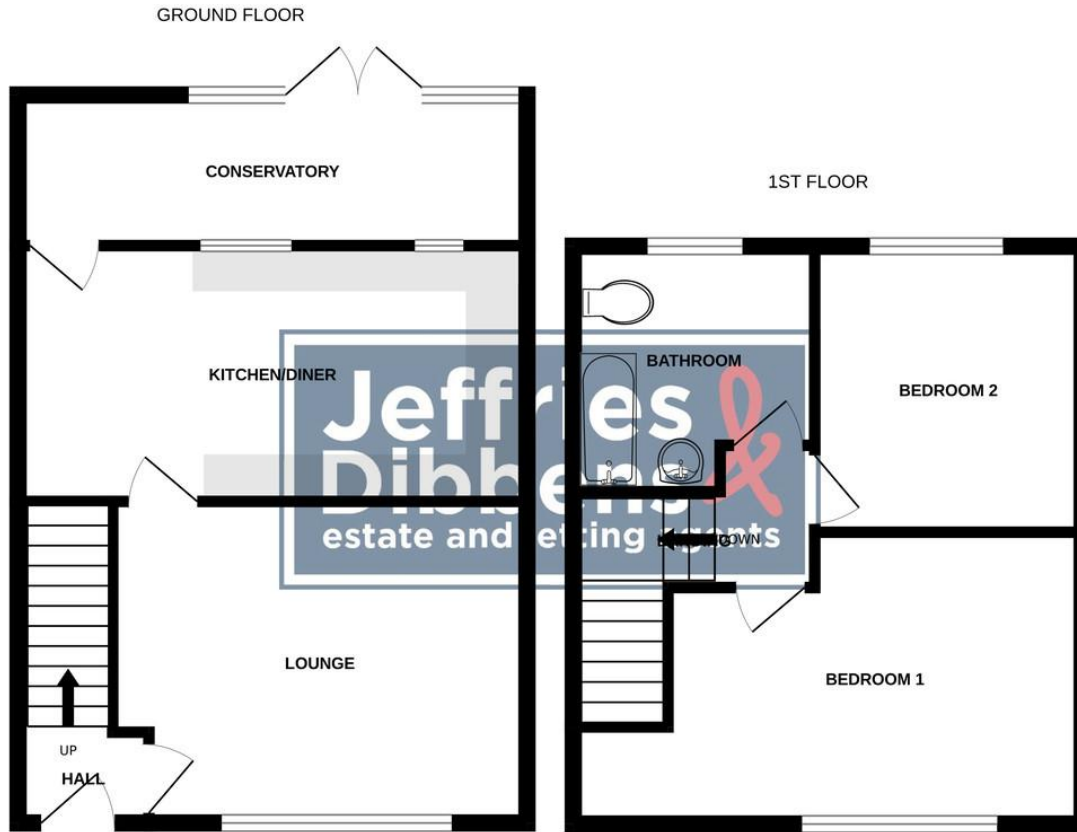
#### **OUTSIDE**

**REAR GARDEN** Large area laid to lawn, patio area.

**FRONT GARDEN** Block paved driveway providing off road parking.







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 B

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | 89        |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 70                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                       |                         |           |

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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