

**£330,000**

**Place Crescent**

Purbrook, PO7 5UP



## PROPERTY SUMMARY

Ideal first time or investment purchase. We are delighted to offer for sale this 3 bedroom semi detached property down a quiet cul-de-sac in Place Crescent, Purbrook. Situated just a short distance from the very popular local schools early interest is expected. This spacious family home has a large number of benefits including a fitted kitchen, superb bathroom suite, 3 good sized bedrooms and shower in the main bedroom. Externally there is a pleasant, well maintained rear garden and a driveway providing off road parking. To avoid disappointment contact us as sole agents today to book your appointment.

3 

1 

1 







**PORCH** Door to lounge.

**LOUNGE** 15' 10" x 14' 0" (4.83m x 4.27m) Window to front aspect, radiator, stairs leading to first floor, door to:

**KITCHEN** 14' 11" x 9' 3" (4.55m x 2.82m) Two sets of windows to rear aspect, door to rear garden, radiator, a range of wall and base units incorporating sink unit, wall mounted boiler, space and plumbing for washing machine and dish washer, space for fridge/freezer, space for oven with fan over.

**LANDING** Access to all first floor rooms.

**BEDROOM 1** 13' 2" x 8' 4" (4.01m x 2.54m) Window to front aspect, radiator, shower cubicle.

**BEDROOM 2** 10' 2" x 8' 4" (3.1m x 2.54m) Window to rear aspect, wall to floor radiator.

**BEDROOM 3** 8' 11" x 6' 6" (2.72m x 1.98m) Window to front aspect.

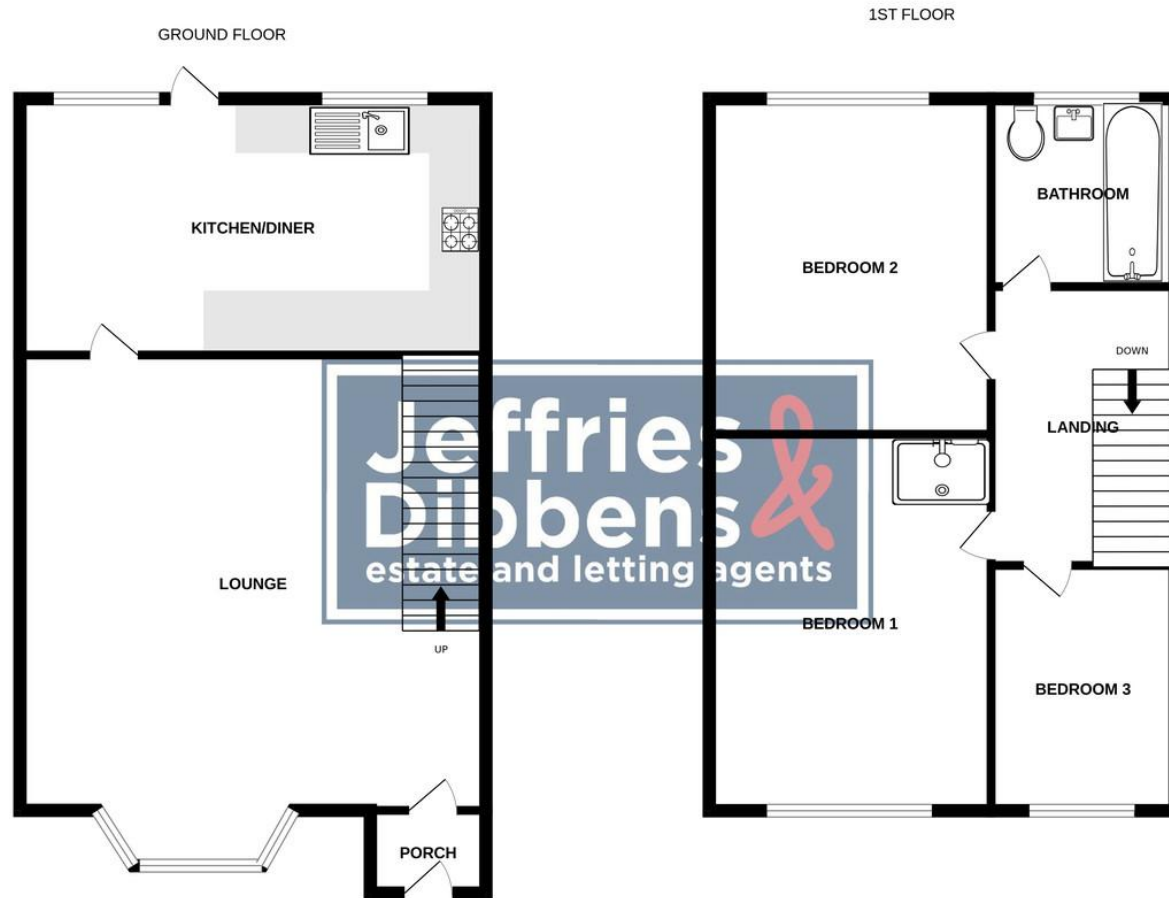
**BATHROOM** Window to rear aspect, panelled bath, wash hand basin, radiator, W.C.

**OUTSIDE**

**REAR GARDEN** Area laid to lawn, patio area, outside light and tap, shed.

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





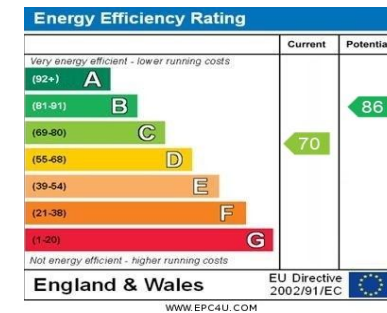
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

**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

**Jeffries & Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**  
023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk