



£340,000

Liddiards Way

Purbrook, PO7 5QW

PROPERTY SUMMARY

We are delighted to offer for sale this impressive extended 3 bedroom family home in Liddiards Way, Purbrook. The property is located in a desirable residential location and benefits from 3 bedrooms, modern fitted kitchen, lounge/diner, modern fitted bathroom suite and a conservatory. Externally there is an impressive double garage, which is ideal for a car enthusiast or business, as well as driveway and a low maintenance rear garden. Internal viewings are very strongly advised, to arrange your viewing contact us as sole agents today.





PORCH Built in cupboard, door leading to:

LOUNGE/DINER 21' 5" x 12' 3" (6.53m x 3.73m) Window to front aspect, stairs to first floor, feature fire place, 2 sets of upright radiators, bespoke folding doors leading to:

CONSERVATORY 9' 4" x 7' 10" (2.84m x 2.39m) Window to side aspect, patio doors to garden, upright radiator, door to:

KITCHEN 15' 1" x 8' 7" (4.6m x 2.62m) Window to rear aspect, a range of wall and base units incorporating sink unit, two built ovens, built in hob with extractor fan over, integrated fridge/freezer, wine chiller, space and plumbing for dishwasher, washing machine and tumble dryer.

LANDING Cupboard housing boiler, access to loft space.

BEDROOM 1 13' 1" x 9' 4" (3.99m x 2.84m) Window to rear aspect, built in wardrobes, radiator.

BEDROOM 2 11' 9" x 10' 10" (3.58m x 3.3m) Window to front aspect, radiator.

BEDROOM 3 10' 8" x 8' 3" (3.25m x 2.51m) window to front aspect, radiator.

BATHROOM Window to rear aspect, P shape bath with a shower over, wash hand basin with storage under, heated towel rail.

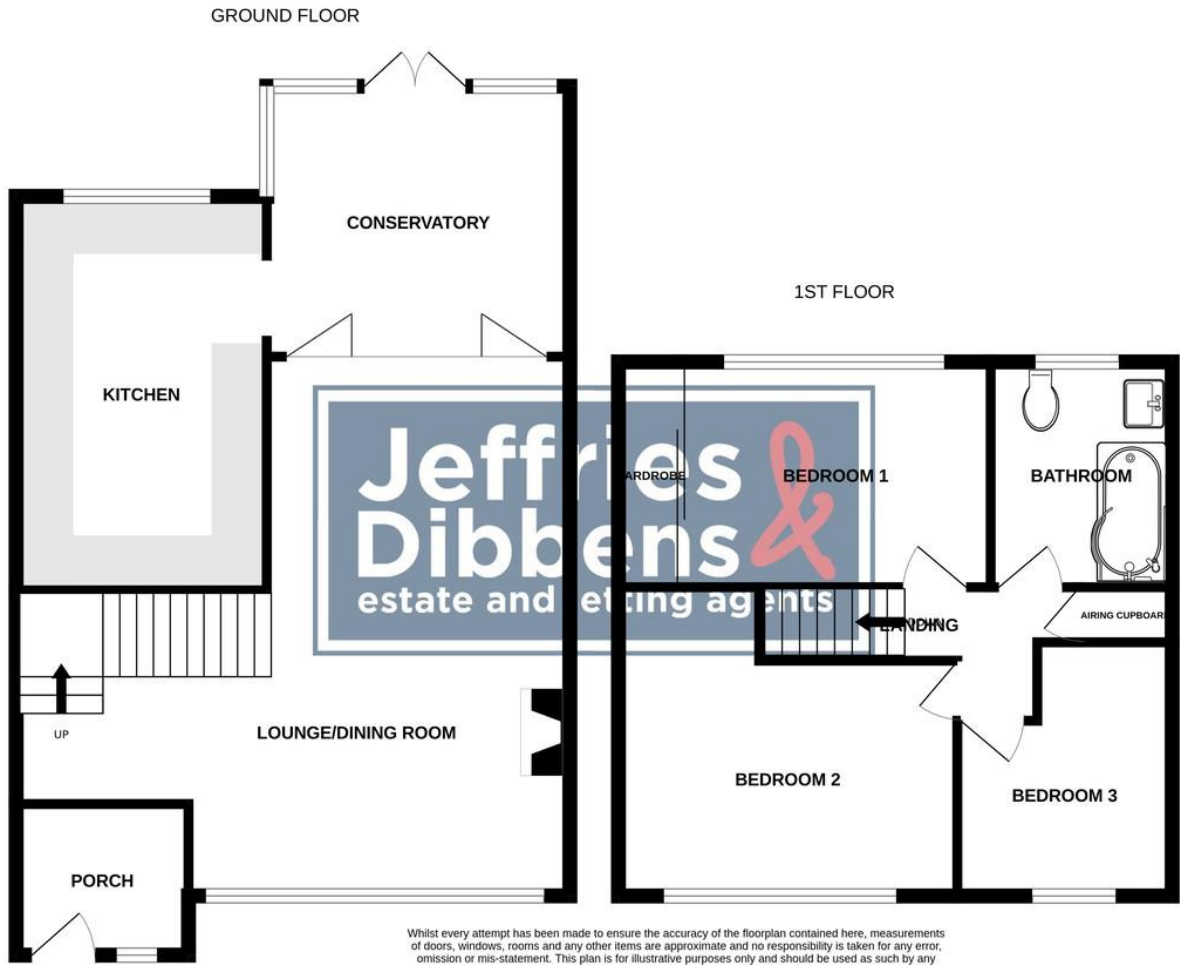
OUTSIDE

REAR GARDEN Patio, artificial lawn, electric sockets, access to:

OFFICE

DOUBLE GARAGE Electric up and over door, power and light, professional flooring.

FRONT GARDEN Block paved driveway providing off road parking, side lawn



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

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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