

**Jeffries & Dibbens**  
**FOR SALE**  
023 9223 1100  
jdea.co.uk

**£390,000**

**Frances Road**

Widley, 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. The property has a large number of benefits including through lounge/diner, conservatory kitchen, 4 bedrooms 2 on the first floor 2 on the second floor, bathroom suite, shower room, through lounge/diner and an additional WC. Externally there is a large south facing rear garden and off road parking. To arrange your viewing contact us as sole agents today!





**ENTRANCE HALL** Window to side aspect, stairs leading to first floor, door to kitchen, door leading to:

**LOUNGE** 13' 3" x 12' 1" (4.04m x 3.68m) Bay window to front aspect, radiator.

**DINING ROOM** 10' 1" x 6' 6" (3.07m x 1.98m) Radiator, opening to conservatory, opening to:

**KITCHEN** 12' 8" x 7' 6" (3.86m x 2.29m) Window to side aspect, storage cupboard, a range of wall and base units incorporating sink unit, wall mounted boiler, space for cooker.

**RECEPTION ROOM** 18' 10" x 15' 1" (5.74m x 4.6m) Windows and door to rear aspect, radiator, opening to:

**WC/UTILITY ROOM** Windows to side aspect, space and plumbing for washing machine, wash hand basin, W.C.

**FIRST FLOOR LANDING** Stairs leading to second floor, window to side aspect, door leading to all first floor rooms.

**BEDROOM 1** 12' 9" x 10' 10" (3.89m x 3.3m) Window to front aspect, radiator.

**BEDROOM 2** 10' 0" x 9' 1" (3.05m x 2.77m) Window to rear aspect, radiator.

**OFFICE** 7' 5" x 5' 3" (2.26m x 1.6m) Window to rear aspect, radiator.

**BATHROOM** Window to front aspect, radiator, wash hand basin, bath tub.

## SECOND FLOOR LANDING

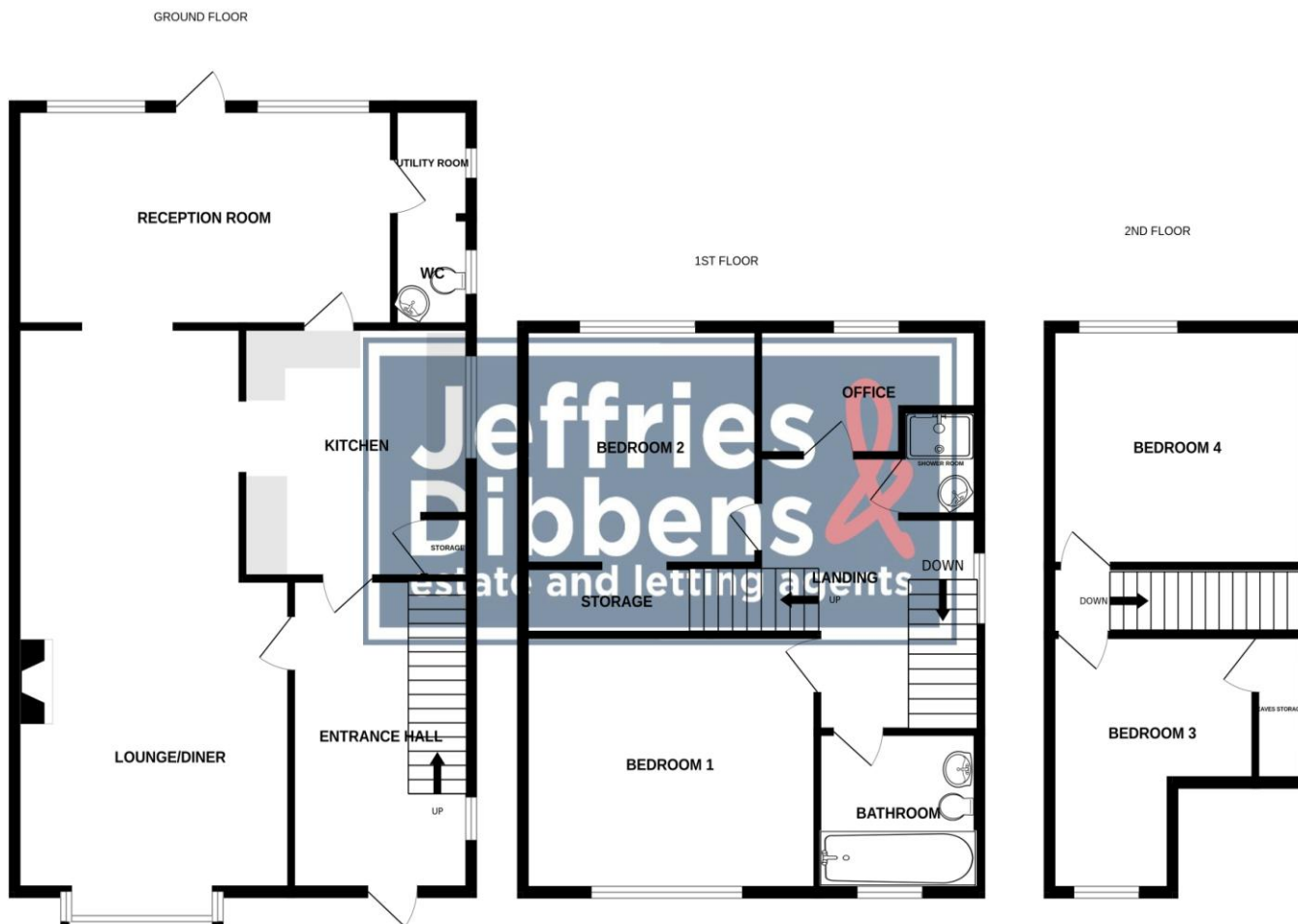
**BEDROOM 3** 11' 6" x 9' 0" (3.51m x 2.74m) Window to rear aspect.

**BEDROOM 4** 11' 6 max" x 12' 11 Max" (3.51m x 3.94m) Window to front aspect, eaves storage.

## OUTSIDE

**REAR GARDEM** South facing rear garden mostly laid to lawn.

**FRONT GARDEN** Driveway providing off road parking, side access to rear.



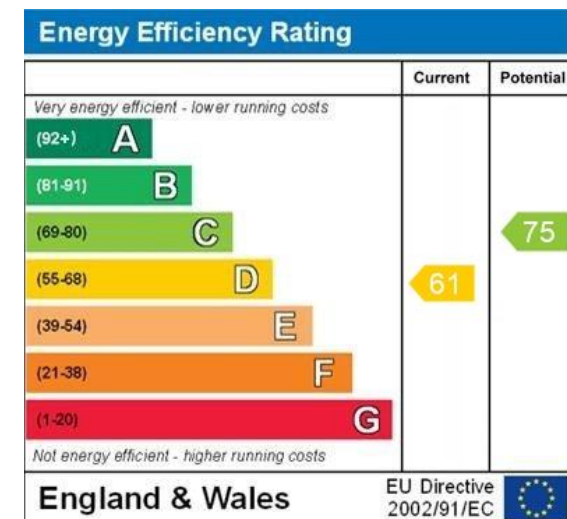
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**VIEWINGS**  
By prior appointment only



**Jeffries  
Dibbens**  
estate and letting agents

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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