

£365,000

Tanglewood Close

Purbrook, PO7 5BP

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in Purbrook, Jeffries and Dibbens Estate Agents are delighted to offer for sale this beautifully presented 3 bedroom semi detached property on Tanglewood Close. This modern built family home is presented to a very high standard throughout as the current owners have significantly improved the property throughout and internal viewings are very strongly recommended. Boasting a garage with own driveway, conservatory, 23ft lounge/diner, modern fitted kitchen and a downstairs W.C, early interest is expected. Tanglewood Close is conveniently located close to several popular schools, green spaces and amenities and early interest is expected.





ENTRANCE HALL Radiator, under stairs storage cupboard, doors to:

WC Radiator, window to front aspect, WC, hand wash basin with mixer tap, part tiled surround.

LOUNGE/DINER 23' 11" x 9' 06" (7.29m x 2.9m) Bay window to front aspect, 2x radiators, bio ethanol fireplace, entrance to:

CONSERVATORY 10' 07" x 7' 1" (3.23m x 2.16m) Window to side and rear aspects with double doors leading into the garden, radiator.

KITCHEN 9' 9" x 7' 1" (2.97m x 2.16m) Spot lighting, range of wall and base units with work surfaces over, induction hob with hood above and oven under, composite sink unit with integral draining board and taps, integrated fridge and freezer, integrated dishwasher, wall mounted boiler with cupboard over, space and plumbing for washing machine.

FIRST FLOOR

LANDING Window to side aspect, access to loft, storage cupboard, doors to all first floor rooms.

BEDROOM 1 13' 4" x 9' 2" (4.06m x 2.79m) Window to front aspect, radiator.

BEDROOM 2 10' 00" x 9' 2" (3.05m x 2.79m) Window to rear aspect, radiator.

BEDROOM 3 8' 05" x 6' 10" (2.57m x 2.08m) Window to front aspect, radiator.

OUTSIDE

FRONT Driveway for two vehicles, laid to lawn area, access to garage.

REAR GARDEN Mostly laid with artificial lawn, patio area, shingle area, access to garage, shed.

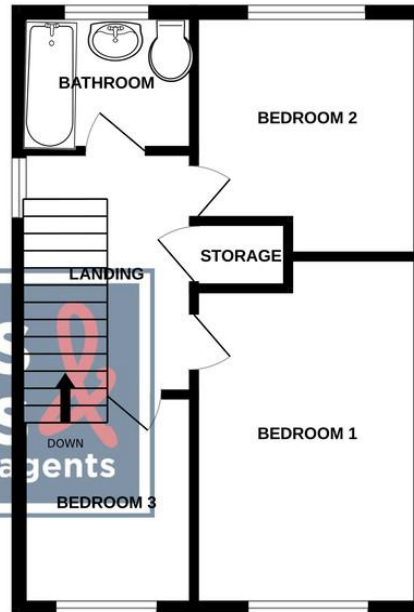
GARAGE Up and over door, power, light, water supply.



GROUND FLOOR



1ST FLOOR



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.

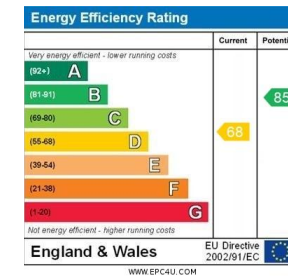
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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