



£374,995

St Johns Avenue

Purbrook, PO7 5QU

PROPERTY SUMMARY

Offered for sale with no forward chain and located in one of the most desirable areas of Purbrook, we are delighted to offer for sale this 3 bedroom detached bungalow in St Johns Avenue. The property has a large number of benefits and internal viewings are very strongly advised. The property offers 3 well proportioned bedrooms, a fitted kitchen/breakfast room, modern 4 piece bathroom suite and a large lounge. Externally there is a pleasant and private south westerly facing rear garden, front garden and a driveway providing off road parking. Local shops and facilities are just a short distance away and early interest is expected.

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ENTRANCE HALL Door to side aspect, radiator, airing cupboard housing boiler, meter cupboard, access to loft, doors to:

KITCHEN/BREAKFAST ROOM 12' x 9' 11" (3.66m x 3.02m) Windows to side and rear aspects, door to rear garden, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated double oven, hob and extractor, integrated fridge and freezer, plumbing for washing machine, breakfast bar.

LOUNGE/DINER 16' 06" max x 12' 04" max (5.03m x 3.76m) Window and double doors to rear garden, radiator.

BEDROOM 1 12' 10" x 10' (3.91m x 3.05m) Window to front aspect, radiator, built in wardrobes and bedroom furniture.

BEDROOM 2 11' 11" x 9' 02" (3.63m x 2.79m) Window to front aspect, radiator.

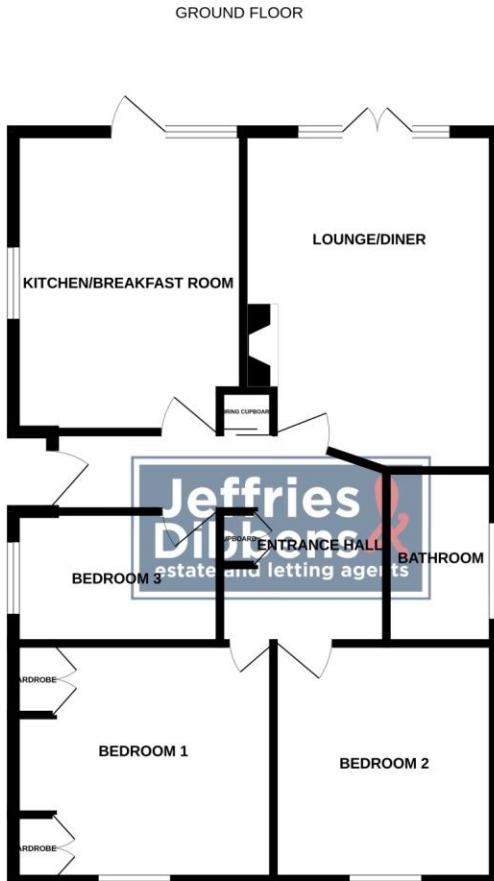
BEDROOM 3 9' 09" x 7' 03" (2.97m x 2.21m) Window to side aspect, radiator.

BATHROOM 8' 05" x 7' 01" (2.57m x 2.16m) Two windows to side aspect, heated towel rail, panelled bath, shower, WC, hand wash basin with vanity surround and drawer under, fully tiled, spot lighting, storage cupboard.

OUTSIDE Front - Lawned front garden, own driveway leading to:

REAR GARDEN Private and well maintained rear garden which is mostly laid to lawn and has a south westerly aspect, patio area, shed/workshop, gated side aspect, tap.





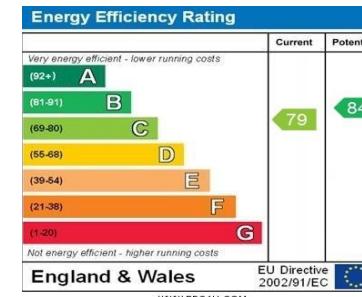
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.



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