



£318,500

Kennedy Close

Purbrook, PO7 5NZ

PROPERTY SUMMARY

Located in a popular area of Purbrook, we are delighted to offer for sale this fabulous 3 bedroom property located in Kennedy Close. Boasting a cul de sac position and open plan living this superb family property is sure to attract immediate interest. The property offers 3 double first floor bedrooms, modern shower room, superb open plan kitchen/diner and a separate lounge. Externally there is a low maintenance rear garden, considerable off road parking and a garage. To arrange your viewing contact us as sole agents today.





PORCH Window to front aspect, opening to:

KITCHEN/DINER 17' 5" x 14' 7" (5.31m x 4.44m) Window to front aspect, radiator, stairs case leading to first floor, a range of wall and base units incorporating sink and hob with fan over, built in oven, space for fridge freezer, integrated washing machine and dish washer, door leading to:

LOUNGE 17' 5" x 11' 6" (5.31m x 3.51m) Window and doors to rear aspect, radiator.

LANDING Access to loft, access to all first floor rooms.

BEDROOM 1 14' 3" x 11' 3" (4.34m x 3.43m) Window to front aspect, radiator.

BEDROOM 2 11' 10" x 9' 8" (3.61m x 2.95m) Window to rear aspect, radiator.

BEDROOM 3 8' 10" x 7' 11" (2.69m x 2.41m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

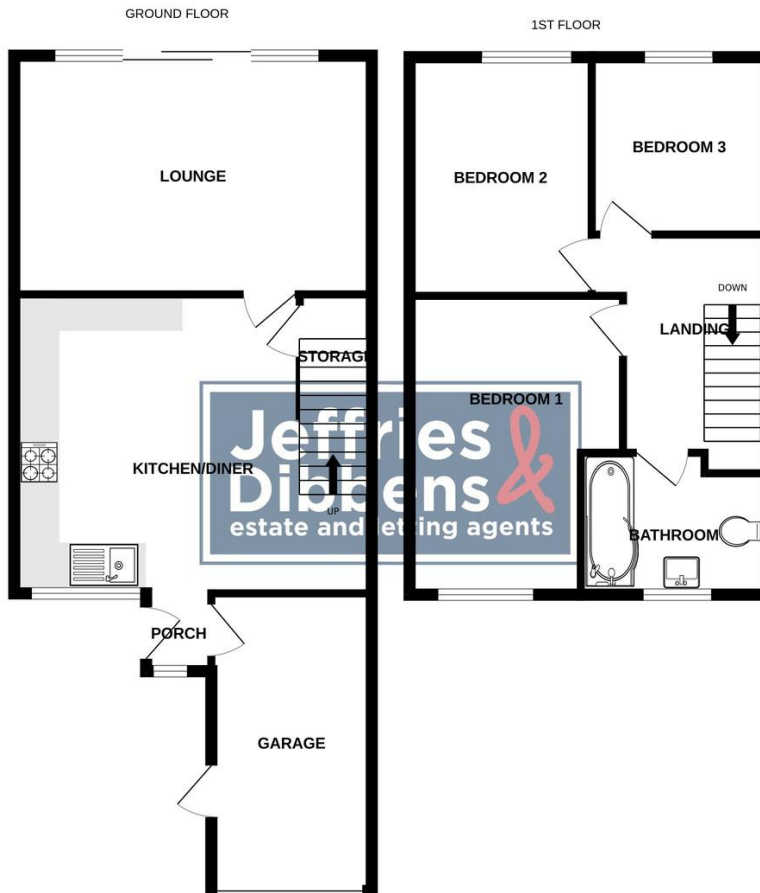
OUTSIDE

REAR GARDEN Patio laid area, artificially laid lawn, gated side access.

FRONT GARDEN Block paved driveway providing off road parking, shed, private side door to garage, access to:

GARAGE 16' 5" x 7' 6" (5m x 2.29m) Up and over garage door.





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 |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | 84 |
| (69-80) | C | 86 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

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
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