



£450,000

Liddiards Way

Purbrook, PO7 5QW

PROPERTY SUMMARY

We are delighted to offer for sale this extended and very well maintained semi-detached family home located on a cul de sac in a highly regarded area of Purbrook. With 4 first floor bedrooms, fitted bathroom suite, lounge, W.C and open plan kitchen/dining room with snug. Externally there is a lovely rear garden, outside office space and an internal garage with driveway providing off road parking. The property is ideally located close to local shops, bus routes, doctors and other amenities. Early viewing is strongly advised and can be arranged by contacting us as sole agents.





PORCH Window to front aspect, radiator.

LOUNGE 18' 4" Max x 18' 4" (5.59m x 5.59m) Dual aspect windows, 2 sets of radiators, staircase leading to first floor, door leading to:

KITCHEN/DINER 18' 11" Max x 18' 4" (5.77m x 5.59m) Two solar powered Velux windows, window to rear aspect with bi folding doors, radiator, a range of wall and base units incorporating sink and Kettle boiling water tap, integral dishwasher, under counter freezer and microwave, range cooker and hood, space for American fridge freezer with plumbing, opening to snug.

INNER HALLWAY Door leading to rear garden, door leading to garage, storage cupboard, door to:

WC Window to rear aspect, radiator, wash hand basin, utility cupboard with space and plumbing for washing machine, W.C.

LANDING Access to loft, storage cupboard.

BEDROOM 1 18' 5" x 8' 5" (5.61m x 2.57m) Two sets of windows to front aspect, 2 sets of radiators, built in wardrobes.

BEDROOM 2 17' 0" x 9' 8" (5.18m x 2.95m) Windows to rear and side aspect, radiator.

BEDROOM 3 10' 11" x 9' 3" (3.33m x 2.82m) Windows to rear, radiator, two set of built in storage.

BEDROOM 4 10' 2" x 8' 11" (3.1m x 2.72m) Windows to front, radiator, built in double wardrobes.

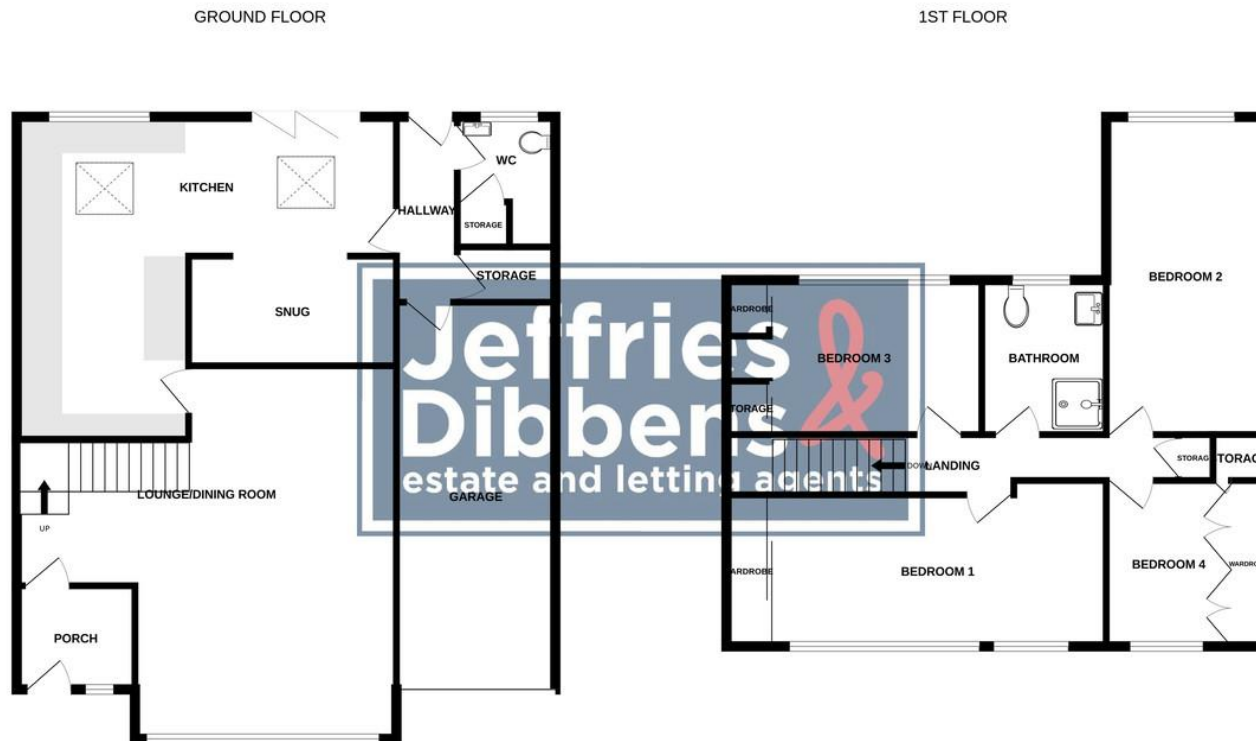
BATHROOM Window to rear aspect, heated towel rail, shower cubicle, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Mature garden with raised borders and greenhouse, large area laid to lawn, large patio, summerhouse/office with power and large veranda/covered seating area. Tap and light.

FRONT GARDEN Block paved pathway, lawn area, tar mac driveway providing access to garage.

GARAGE 21' 10" x 9' 0" (6.65m x 2.74m) Electric remote operated roller garage door, power and light. Wall mounted combi boiler.



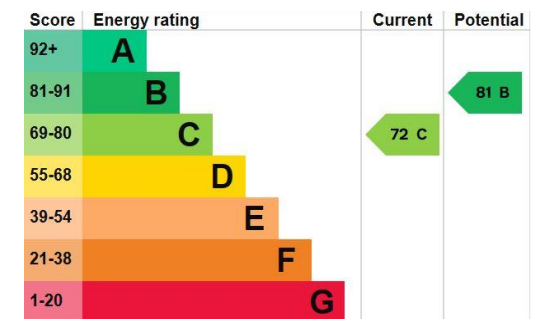
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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



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