



£425,000
Tanner's Ridge
Purbrook, PO7 5RF

PROPERTY SUMMARY

Located in a highly regarded area of Purbrook and situated close to very popular schools and a host of amenities we are delighted to offer for sale this immaculately presented 4 bedroom semi detached property in Tanners Ridge. This extended family home has a large number of benefits and internal viewings really are essential to fully appreciate all this impressive property has to offer. There are 4 first floor bedrooms with en-suite facilities to the master, family bathroom, lounge, dining room and extended kitchen. Externally there is a beautiful, good sized rear garden and a tandem garage with driveway providing off road parking. Early interest in this stunning family home is expected so to avoid disappointment contact us as sole agents immediately.





ENTRANCE HALL Window and door to front aspect, meter cupboard, door to:

LOUNGE 18' 01 max" x 16' 03 max" (5.51m x 4.95m) Window to front aspect, 2 radiators, feature fireplace, engineered Oak flooring, stairs to first floor, double doors to:

DINING ROOM 11' 10" x 9' 01" (3.61m x 2.77m) Double doors to rear garden, 2 velux windows, radiator, matching flooring, open to:

KITCHEN 18' 06" x 9' 02" (5.64m x 2.79m) Window to rear aspect, 2 velux skylight windows, extensive range of modern fitted cupboards, units and work surfaces with inset 1 1/2 bowl enamel sink unit and mixer tap, integrated double oven, hob and extractor, fridge freezer and dishwasher, plumbing for washing machine, space for tumble dryer, spot lighting, concealed wall mounted boiler.

FIRST FLOOR Landing - Airing cupboard, storage cupboard, doors to:

BEDROOM 1 17' 01" x 8' 02" (5.21m x 2.49m) Window to front aspect with impressive views, radiator, door to:

ENSUITE Window to rear aspect, heated towel rail, WC, hand wash basin with vanity surround and cupboard under, shower cubicle, fully tiled surround, tiled flooring.

BEDROOM 2 11' x 8' 6" (3.35m x 2.59m) Window to front aspect with impressive views, radiator, built in wardrobe.

BEDROOM 3 13' x 7' 11" (3.96m x 2.41m) Window to rear aspect, radiator.

BEDROOM 4 10' 7 max" x 8' 3 max" (3.23m x 2.51m) Window to front aspect, radiator, built in wardrobe.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, part tiled surround, tiled flooring.

OUTSIDE Front - Mostly laid to lawn, own driveway leading to:

REAR GARDEN Beautifully presented and maintained rear garden which is mostly laid to lawn and has a patio area and mature borders, lighting, gated rear access.

TANDEM GARAGE 25' x 8' 07" (7.62m x 2.62m) Up and over door, light and power, window and door to rear garden, 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, 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

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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