



OFFERS IN EXCESS OF
£300,000
122 Purbrook Way
Leigh Park, PO9 3SB

PROPERTY SUMMARY

Extended family home with ample off road parking for 4 vehicles! This spacious, well presented three bedroom house comprises a welcoming hallway with storage, modern fitted kitchen and dining room, dual aspect lounge and a sun room with sky lanterns that open onto the rear garden. The first floor landing leads to three well proportioned bedrooms and shower room. There is a wonderful private rear garden partially laid to lawn as well as the large front driveway. An internal viewing is essential to truly appreciate the space on offer with this wonderful family home, contact us today to arrange your appointment.





HALLWAY

DINING ROOM 10' 10" x 9' 10" (3.3m x 3m)

KITCHEN 12' 9" x 7' 8" (3.89m x 2.34m)

LOUNGE 19' 8" x 11' 6" (5.99m x 3.51m)

SUN ROOM 12' 9" x 9' 9" (3.89m x 2.97m)

LANDING

BEDROOM ONE 10' 6" x 10' 6" (3.2m x 3.2m)

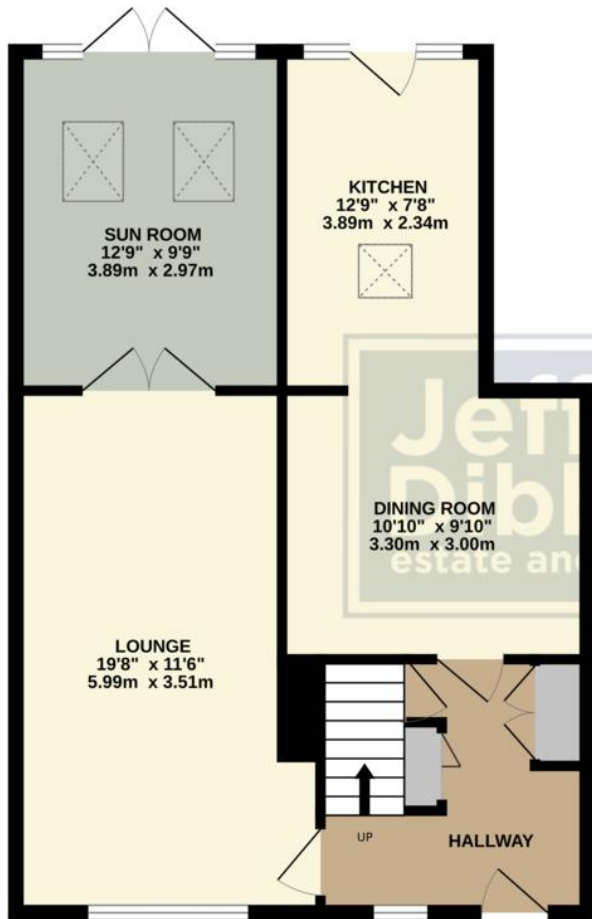
BEDROOM TWO 14' x 9' (4.27m x 2.74m)

BEDROOM THREE 10' 6" x 6' 8" (3.2m x 2.03m)

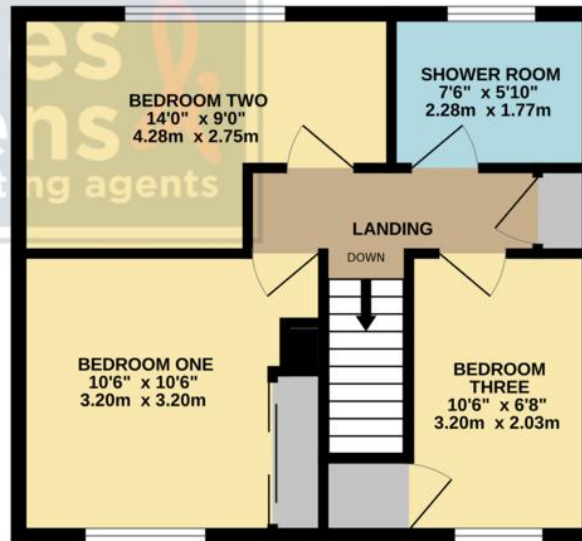
SHOWER ROOM 7' 6" x 5' 10" (2.29m x 1.78m)



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	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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