



£350,000
Place Crescent
Purbrook, PO7 5UR

PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautifully presented 3 bedroom semi detached house in Purbrook. Situated just a short distance from the very popular local schools early interest is expected. This spacious family home has a large number of benefits including a modern fitted kitchen, superb bathroom suite, 3 good sized bedrooms and a downstairs W.C. Externally there is a pleasant, well maintained rear garden and a driveway with garage. The garage has been partly converted to an outbuilding ideal for an office/salon or bar. To avoid disappointment contact us as sole agents today to book your appointment.





ENTRANCE PORCH Door and window to front aspect, door to:

ENTRANCE HALL Radiator, stairs to first floor, wooden flooring, part wood panelled walls, Oak doors to:

WC Window to side aspect, radiator, wash hand basin and WC, half tiled surround, tiled flooring.

LOUNGE/DINER 26' 8 max" x 13' 3 max" (8.13m x 4.04m) Window to front aspect, double doors to rear garden, two radiators, large under stair cupboard housing domestic meters, opening to kitchen.

KITCHEN 8' 8" x 8' 3" (2.64m x 2.51m) Window to rear aspect, range of wall and base units with work surface over, integral oven and hob with extractor hood over, plumbing for washing machine and slimline dishwasher, space for free standing fridge freezer, tiled surround, spot lighting, wall mounted boiler.

FIRST FLOOR Landing - Window to side aspect, part wood panelled walls, storage cupboard, Oak doors to:

BEDROOM 1 12' 8 + wardrobes" x 10' 6 max" (3.86m x 3.2m) Window to front aspect, radiator, built in wardrobe.

BEDROOM 2 11' 6" x 9' 6" (3.51m x 2.9m) Window to rear aspect, radiator.

BEDROOM 3 9' 8" x 7' 11" (2.95m x 2.41m) Window to front aspect, radiator, built in wardrobe.

BATHROOM Window to rear aspect, heated towel rail, panel enclosed bath with shower over, wash hand basin and WC, part tiled surround, spot lighting.

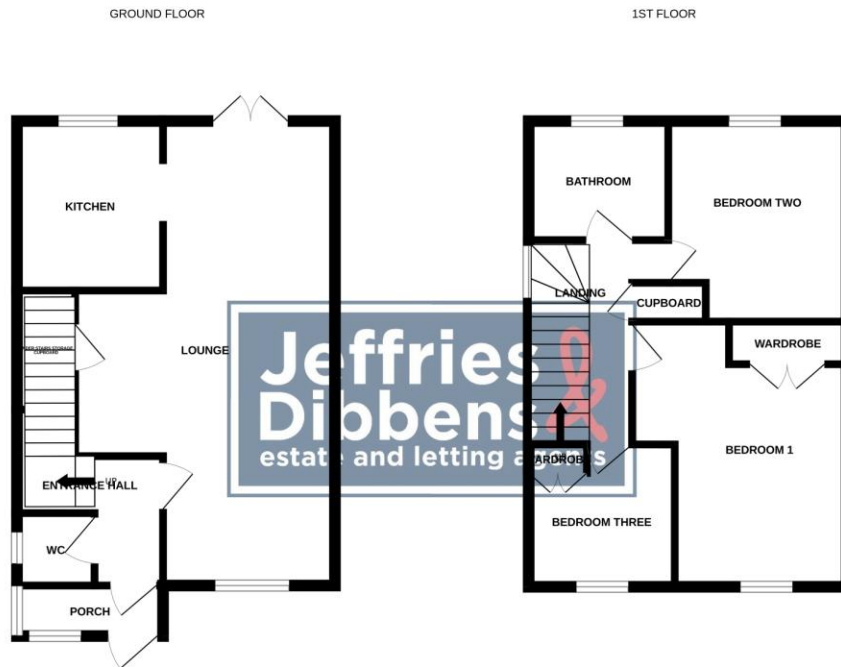
OUTSIDE Front - Off road parking to front with access to garage, lawned front garden.

REAR GARDEN Mainly laid to lawn with patio area, flower and shrub borders, decked area, paved side garden, outside tap.

GARAGE Up and over door, part converted.

OUTBUILDING/SALON/OFFICE 7' 11" x 7' 11" (2.41m x 2.41m) Double doors to garden, light and power, work tops with storage under, sink unit.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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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