



£288,000
Kennedy Close
Purbrook, PO7 5NY

PROPERTY SUMMARY

No forward chain! Located in a popular area of Purbrook, we are delighted to offer for sale this 3 bedroom end terraced property boasting a cul de sac location in Kennedy Close. The property has a number of benefits including 3 double first floor bedrooms, bathroom suite, a fitted kitchen, spacious lounge and downstairs W.C. Externally there is ample driveway parking, garage and a good sized rear garden. To arrange your viewing contact us as sole agents today.





PORCH Window to front aspect, door to lounge, door to:

WC Window to front aspect, wash hand basin and W.C.

LOUNGE/DINER 25' 6" x 11' 0" (7.77m x 3.35m) Radiators, stairs to first floor landing, electric fire, doors to rear garden, door to:

KITCHEN 22' 6" x 6' 5" (6.86m x 1.96m) Window to rear aspect, a range of wall and base units incorporating sink unit, space and plumbing for washing machine, space for fridge/freezer, space for over, door to rear garden.

LANDING Access to all first floor rooms.

BEDROOM 1 13' 1" x 11' 6" (3.99m x 3.51m) Window to front aspect, radiator, built-in wardrobes

BEDROOM 2 12' 11" x 8' 7" (3.94m x 2.62m) Window to the rear elevation, radiator.

BEDROOM 3 8' 9" x 7' 9" (2.67m x 2.36m) Window to rear aspect, radiator, built-in wardrobes.

BATHROOM Window to front aspect, heated towel rail, walk in shower, wash hand basin, W.C.

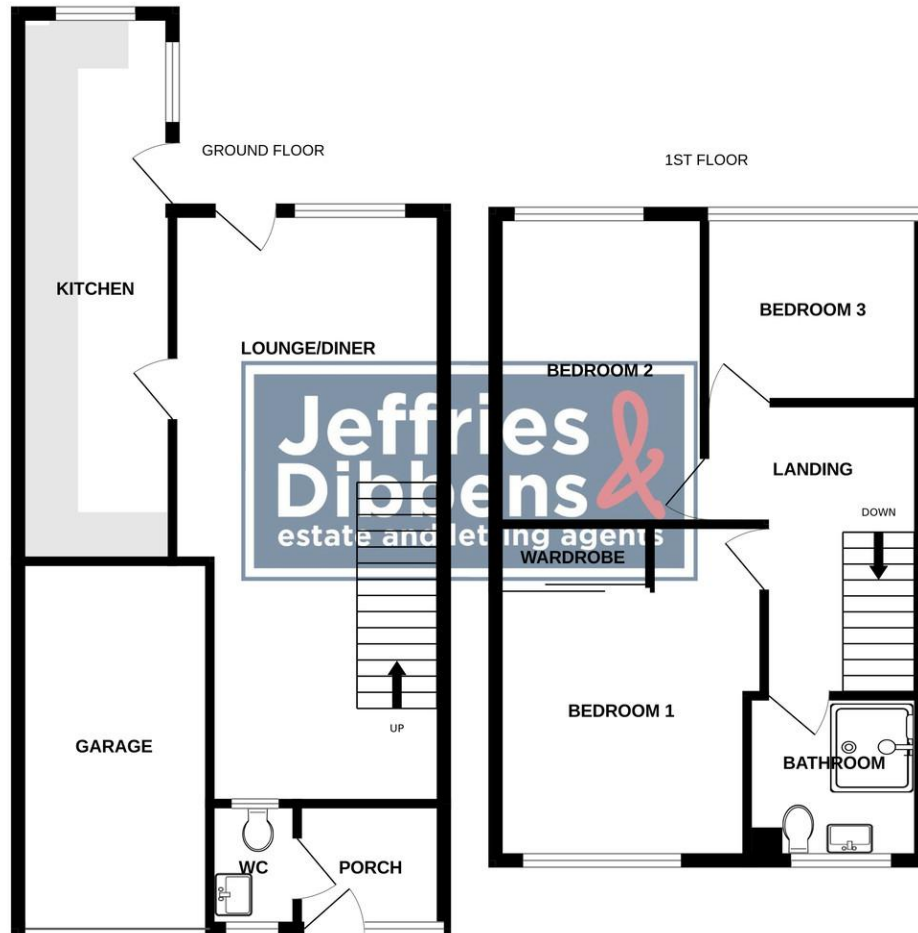
OUTSIDE

REAR GARDEN Mainly laid to lawn, patio area, shed, gated side access.

FRONT GARDEN Block paved driveway providing off road parking giving access to garage, outside light.

GARAGE 15' 1" x 7' 11" (4.6m x 2.41m) Up and over garage door, light.





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		
(69-80) C		
(55-68) D	67	75
(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.

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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