



**£325,000**  
**Kennedy Close**  
Purbrook, PO7 5NZ

## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this well presented and spacious 3 bedroom end of terrace house tucked away in a quiet cul-de-sac in Purbrook. The property has a good deal of accommodation and in our opinion is an ideal first time purchase. The property boasts 3 double bedrooms, a modern bathroom suite, large lounge, additional WC, utility/reception room and a modern fitted kitchen/diner. Externally there is a block paved driveway providing off road parking and a low maintenance south facing garden. Early viewing is advised and can be arranged by contacting us as sole agents.





**ENTRANCE HALL** Front door, radiator, under stair storage area, door with steps down to utility/reception room, stairs to first floor, doors to:

**UTILITY/RECEPTION ROOM** 16' 4" x 7' 7" (4.98m x 2.31m) Window to front aspect, door to side, work surfaces with cupboards and units, double sink unit, plumbing for washing machine, space for tumble dryer.

**WC** Hand wash basin, WC.

**KITCHEN/DINER** 17' 08" max x 11' max (5.38m x 3.35m) Window to front aspect, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with hose style mixer tap, integrated oven and hob, plumbing for washing machine, space for fridge freezer, spot lighting, open to:

**LOUNGE** 17' 5" x 11' 9" (5.31m x 3.58m) Window and double doors to rear garden, radiator.

**FIRST FLOOR** Landing - Access to loft, spot lighting, doors to:

**BEDROOM 1** 13' 10" x 11' 1" max (4.22m x 3.38m) Window to front aspect, radiator, spot lighting.

**BEDROOM 2** 12' 7" x 9' 1" (3.84m x 2.77m) Window to rear aspect, radiator, spot lighting.

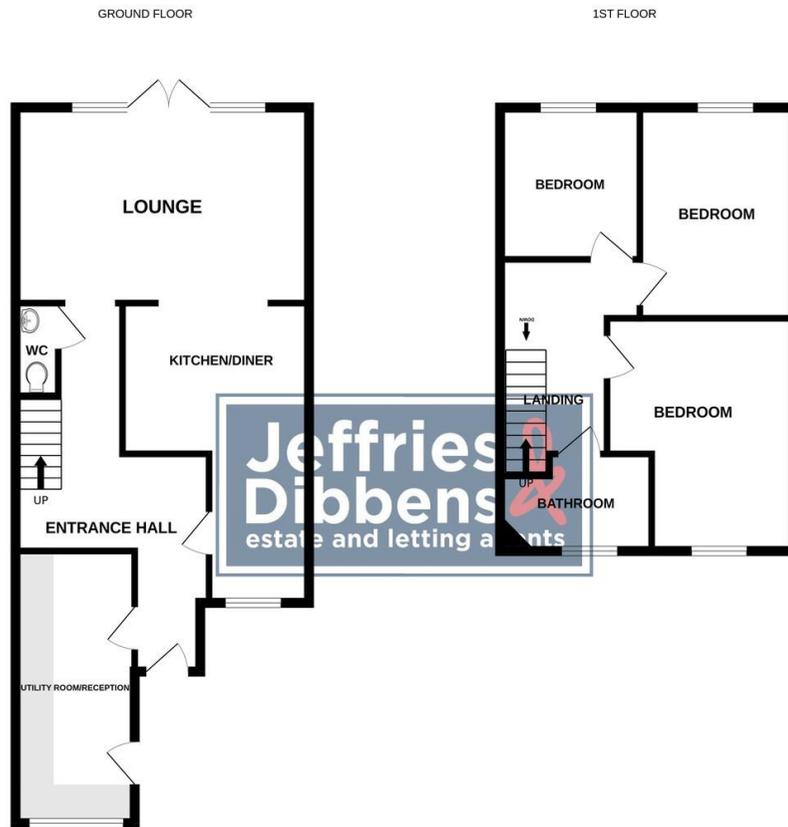
**BEDROOM 3** 8' 10" x 7' 11" (2.69m x 2.41m) Window to rear aspect, radiator, spot lighting.

**BATHROOM** Window to front aspect, heated towel rail, panelled bath with mixer tap and shower attachment, hand wash basin, W.C, spot lighting.

**OUTSIDE** Front - Block paved driveway providing off road parking, side access.

**REAR GARDEN** Landscaped south facing rear garden, mostly laid to artificial lawn and patio area, gated side access.





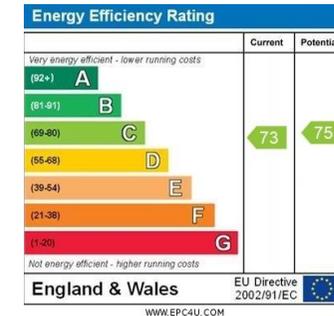
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metagon 2020.

**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**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.

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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