



£325,000

Kennedy Close

Purbrook, PO7 5NY

PROPERTY SUMMARY

Tucked away in a popular cul-de-sac in Purbrook, we are delighted to offer for sale this well presented 3 bedroom end of terrace house in Kennedy Close. We believe this is a perfect first time or investment purchase and internal viewings are very strongly advised. The property has a large number of benefits and internal viewings are strongly advised. On the first floor there are 3 double bedrooms, a modern bathroom suite and an additional WC. On the ground floor there is a large lounge/diner, conservatory and a modern fitted kitchen. Externally there is a driveway and garage providing off road parking for multiple vehicles and a pleasant landscaped rear garden. Several popular schools are within walking distance and early interest is expected. To arrange your viewing contact us as sole agents today!

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ENTRANCE HALL Door to front aspect, windows to front and side, tiled flooring, door to:

LOUNGE/DINER 22' 04" x 13' 08" (6.81m x 4.17m) Bow window to front aspect, sliding doors to conservatory, 2 radiators, stairs to first floor, door to:

KITCHEN 11' 02" x 7' 10" (3.4m x 2.39m) Window and door to rear garden, radiator, storage cupboard, range of fitted cupboards, units and work surfaces with inset sink unit and 'hose' style mixer tap, integrated oven, hob and extractor, space for fridge freezer, plumbing for washing machine, tiled flooring, spot lighting.

FIRST FLOOR Landing - Radiator, airing cupboard housing boiler, access to loft, doors to:

BEDROOM 1 12' 05" x 10' 05" (3.78m x 3.18m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 13' 02" x 9' 04" (4.01m x 2.84m) Window to front aspect, radiator.

BEDROOM 3 9' 08" x 7' 05" (2.95m x 2.26m) Window to rear aspect, radiator.

BATHROOM Window to rear aspect, radiator, panelled bath with shower over, WC, hand wash basin, fully tiled.

WC Window to rear aspect, WC, fully tiled.

OUTSIDE Front - Fully block paved and providing off road parking for several vehicles.

REAR GARDEN Landscaped rear garden which is mostly laid to patio with some artificial lawn areas, shingle area, decked area, pergola and seating area, light, tap, gated side access.

GARAGE Up and over door, light and power.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition 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

EPC TO FOLLOW

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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