

£325,000

Walton Close

Purbrook, PO7 7DJ

PROPERTY SUMMARY

Located in a quiet cul-de-sac and within walking distances of several popular schools and green spaces we are delighted to offer for sale this 3 bedroom property in Waterlooville. This family home is an ideal first purchase and internal viewings are very strongly advised. The property benefits from 3 double bedrooms, a bathroom suite, fitted kitchen, lounge/ dining room and additional WC. Externally there is parking for several vehicles and a pleasant rear garden. Early interest in this exceptional home is guaranteed so to avoid disappointment contact is as sole agents today!





ENTRANCE HALL Radiator, understairs storage, door to:

UTILITY ROOM/WC Window to front aspect, hand wash basin, W.C, space and plumbing for washing and tumble dryer.

KITCHEN 12' 5" x 9' 0" (3.78m x 2.74m) Window to rear aspect, a range of wall and base units incorporating sink unit, integrated oven, hob with extractor hood above, integrated dishwasher, space for fridge/freezer, door to rear garden, opening to:

LOUNGE/DINER 21' 7" x 10' 5" (6.58m x 3.18m) Windows to front and rear aspect, radiator.

FIRST FLOOR

LANDING Loft hatch, storage cupboard housing boiler, doors to:

BEDROOM 1 13' 8" x 10' 4" (4.17m x 3.15m) Window to rear aspect, radiator, storage cupboard.

BEDROOM 2 12' 6" x 8' 10" (3.81m x 2.69m) Window to rear aspect, radiator.

BEDROOM 3 10' 5" x 7' 7" (3.18m x 2.31m) Window to front aspect, radiator.

BATHROOM Window to front aspect, panelled bath with shower over, hand wash basin W.C.

OUTSIDE

REAR GARDEN Patio area, mostly laid to lawn, gated rear access, brick built shed.

FRONT GARDEN Shingle driveway providing off road parking for multiple vehicles.





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		
69-80	C	69 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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