



£425,000
Frances Road
Purbrook, PO7 5HH

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented older style 3 bedroom semi detached house in Frances Road, Purbrook. This extended family home has a large number of benefits and internal viewings are very strongly advised. The property offers 3 first floor bedrooms, a fabulous modern bathroom suite, modern fitted kitchen with dining area, lounge, shower room and wonderful family room. Externally there is a beautiful large south facing garden and off road parking for several vehicles. Local schools are just a short distance away and early viewing is very strongly advised to avoid disappointment.





ENTRANCE HALL Window to front & side aspects, radiator, under stairs storage cupboard, cupboard housing electric meters, door to:

SHOWER ROOM Window to side aspect, tiled floor to ceiling, extractor fan, corner shower cubicle, hand wash basin with mixer tap, WC, wall mounted boiler.

LOUNGE 14' 04" x 12' 03" (4.37m x 3.73m) Bay window to front aspect, radiator.

KITCHEN/DINER 19' 00" x 11' 11" (5.79m x 3.63m) Window to side aspect, radiator, spot lights, range of fitted units, cupboards & work surfaces with inset sink bowl & draining board, electric hob, oven with hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine, breakfast bar.

FAMILY ROOM 18' 00" x 12' 09" (5.49m x 3.89m) Window & sliding doors to rear aspect into garden, 2 x radiators.

FIRST FLOOR

LANDING Window to side aspect, access to loft, doors to:

BEDROOM 1 14' 11" x 12' 03" (4.55m x 3.73m) Bay window to front aspect, radiator.

BEDROOM 2 12' 04" x 9' 10" (3.76m x 3m) Window to rear aspect, radiator.

BEDROOM 3 8' 08" x 8' 07" (2.64m x 2.62m) Window to rear aspect, built in storage cupboard housing wall mounted boiler.

BATHROOM 6' 06" x 6' 03" (1.98m x 1.91m) Window to front aspect, radiator, bath tub, WC & hand wash basin with vanity surround, mixer tap & cupboard under.

OUTSIDE

FRONT Driveway providing off road parking for multiple vehicles, gated access to side & rear garden.

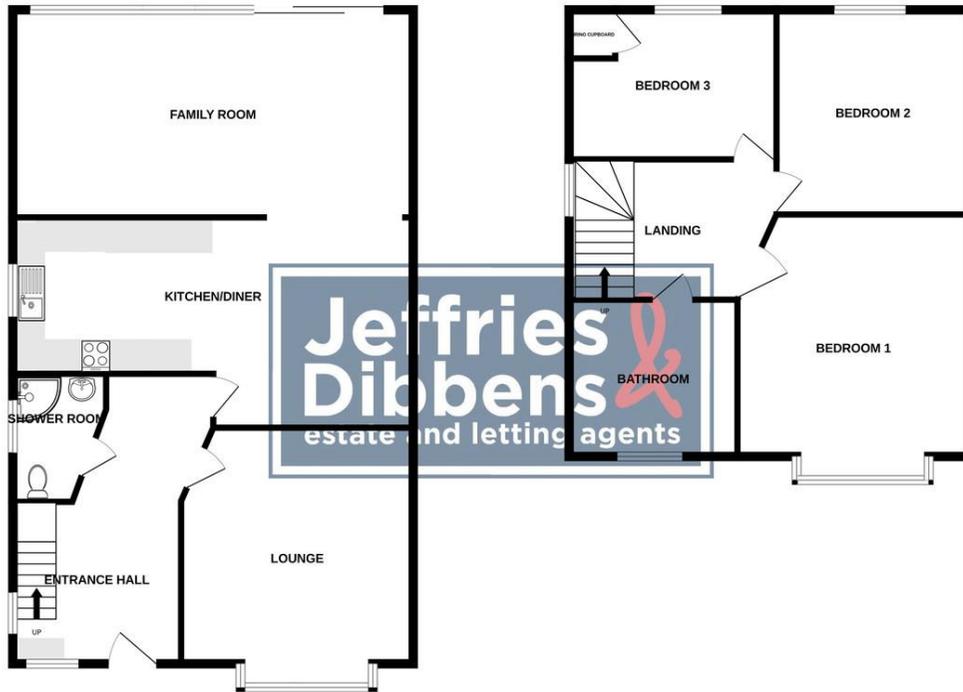
REAR GARDEN Well established beautifully maintained south facing garden which is mostly laid to lawn, mature trees, plants & flower borders, extensive patio area, further patio area, outside light, outside tap to the side, gated side access leading to the front, timber shed.

TIMBER SHED 16' 11" x 7' 03" (5.16m x 2.21m) Windows to rear & front aspect, power & light, space for extra appliances.



GROUND FLOOR

1ST FLOOR



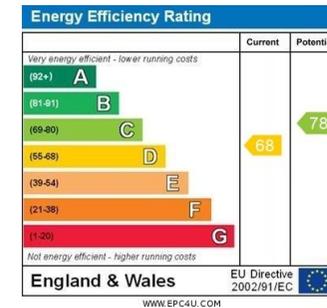
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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