



£325,000

Queens Grove

Purbrook, PO7 5HR

PROPERTY SUMMARY

Outbuilding! We are pleased to present to the market this extended two bedroom terrace property situated in Queens Grove, Purbrook. This family home is presented for sale in good condition throughout and internal viewings are very strongly advised. The properties accommodation comprises of a spacious lounge, dining room, kitchen, two double bedrooms and modern family bathroom suite. Externally you have a good size rear garden with outbuilding, lounge, kitchen shower room and as off road parking located to the front of the property. We feel this property would be ideal for a first time buyer or flexible living opportunity. To arrange your viewing contact us as sole agents today.





PORCH Window to side access, opening to.

HALLWAY Stairs leading to first floor, door to:

LOUNGE 14' 1" x 10' 10" (4.29m x 3.3m) Window to front aspect, radiator, opening to:

DINING ROOM 17' 0" x 8' 1" (5.18m x 2.46m) Under stairs storage cupboard, radiator, door to:

KITCHEN 16' 8" x 6' 6" (5.08m x 1.98m) Window to rear aspect, radiator, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space and plumbing for washing machine, space for fridge and freezer, door to rear garden.

LANDING Access to all first floor rooms, door to:

BEDROOM 1 14' 1" x 9' 10" (4.29m x 3m) Window to front aspect, radiator, built in wardrobes, built in storage.

BEDROOM 2 9' 7" x 8' 11" (2.92m x 2.72m) Window to rear aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, corner bathtub, wash hand basin.

OUTSIDE

REAR GARDEN Large area laid to lawn, patio area, decking area, outside light, access to:

OUTBUILDING

RECEPTION ROOM 1 13' 5" x 9' 6" (4.09m x 2.9m) Windows to front and side aspect, double doors to garden, double doors to:

RECEPTION ROOM 2 14' 6 max" x 11' 9 MAX" (4.42m x 3.58m) Window to front aspect, a range of wall and base units incorporating sink unit, door to:

SHOWER ROOM Sky light, shower cubicle, wash hand basin, W.C.

FRONT GARDEN Block paved driveway providing off road parking.



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

TENURE

Freehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 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.

**Jeffries
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