



£399,500
St. Johns Avenue
Purbrook, PO7 5QY

PROPERTY SUMMARY

Offered for sale with no forward chain and located in one of the most desirable areas of Purbrook, we are delighted to offer for sale this 3 bedroom extended detached bungalow in St Johns Avenue. The property has a large number of benefits and internal viewings are very strongly advised. The property offers 3 well proportioned bedrooms, a fitted kitchen/breakfast room, shower room bathroom suite, lounge and dining room. Externally there is a pleasant and private rear garden, front garden, a driveway providing off road parking and garage. Local shops and facilities are just a short distance away with early interest expected call us today as sole agent to arrange a viewing.





HALLWAY Door to side aspect, radiator, airing cupboard housing boiler, meter cupboard, access to loft, doors to:

KITCHEN 12' 0" x 9' 11" (3.66m x 3.02m) Windows to side and rear aspects, door to rear garden, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, space for oven, extractor fan, space for fridge and freezer, space and plumbing for washing machine and dish washer.

LOUNGE 16' 6" x 12' 4" (5.03m x 3.76m) Window to side aspect, feature fireplace, radiator, opening to:

DINING ROOM 12' 4" x 10' 2" (3.76m x 3.1m) Window to side aspect, doors to rear aspect.

BEDROOM 1 12' 10" x 10' 0" (3.91m x 3.05m) Window to front aspect, radiator.

BEDROOM 2 11' 11" x 9' 2" (3.63m x 2.79m) Window to front aspect, radiator.

BEDROOM 3 9' 9" x 7' 3" (2.97m x 2.21m) Window to side aspect, radiator.

BATHROOM Two windows to side aspect, heated towel rail, walk in shower room, WC, wash hand basin.

OUTSIDE

REAR GARDEN Private and well maintained rear garden which is mostly laid to lawn, patio area, gated side access, private door to garage.

FRONT GARDEN Blocked paved driveway providing off road parking, area laid to lawn, access to:

GARAGE Up and over garage door, power and light.





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

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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