

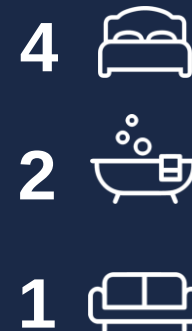
£485,000

Park Avenue

Purbrook, PO7 5HQ

PROPERTY SUMMARY

Located within walking distance of several popular schools we are delighted to offer for sale this extended and spacious 4 bedroom semi detached chalet property in Park Avenue. This substantial family home has a large number of benefits and internal viewings are very strongly advised. The property boasts 4 bedrooms arranged over 2 floors with ensuite to master bedroom, family bathroom suite, a large lounge/diner, modern fitted kitchen room and a play room. Externally there is a wonderful large rear garden with flexible outbuilding and off road parking. The property is done to a very high standard throughout and early viewing is essential. To arrange yours contact Jeffries & Dibbens today!





HALLWAY Radiator, stairs leading to first floor, door to:

LOUNGE/DINER 26' 3" x 11' 3" (8m x 3.43m) Bay window to front aspect, two radiators, door leading to kitchen, door to:

PLAY ROOM 10' 10" x 4' 4" (3.3m x 1.32m) Window to rear aspect.

KITCHEN 13' 8" x 11' 0" (4.17m x 3.35m) Windows to rear and side aspect, a range wall and base units incorporating sink unit, cupboard housing boiler, integral oven, built in hob with fan over, integrated fridge/freezer, space and plumbing for washing machine, built in dish washer, stairs leading to rear garden.

BEDROOM 1 13' 4" x 10' 11" (4.06m x 3.33m) Bay window to front aspect, radiator, built in storage cupboard, door leading to:

ENSUITE Window to rear aspect, heated towel rail, wash hand basin, shower cubicle, W.C.

LANDING Storage cupboard, doors to all first floor rooms.

BEDROOM 2 13' 6" x 10' 0" (4.11m x 3.05m) Window to rear aspect, radiator.

BEDROOM 3 10' 9" x 7' 8" (3.28m x 2.34m) Window to rear aspect, radiator.

BEDROOM 4 10' 9" x 7' 5" (3.28m x 2.26m) Window to front aspect, radiator.

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

OUTSIDE

REAR GARDEN Gated side access, large patio laid area, large area laid to lawn, outside light and power.

OUTBUILDING/SUMMERHOUSE 19' 4" x 8' 2" (5.89m x 2.49m) Double glazed windows to side and rear aspects, power and light, carpeted throughout.





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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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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estate and letting agents

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