

£325,000

Purbrook Gardens

Waterlooville, PO7 5LE

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in the heart of Purbrook village centre we are delighted to offer for sale this very well presented 3 bedroom property in Purbrook Gardens. We believe this family home is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 first floor bedrooms, a modern 4 piece bathroom suite, large lounge and a modern fitted kitchen/dining room. Externally there is a block paved driveway providing off road parking, separate garage and a landscaped south facing garden. To arrange your viewing contact us as sole agents.

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LOUNGE 17' 7" x 13' 4" (5.36m x 4.06m) Two windows and door to front aspect, radiator, fireplace, engineered Oak flooring throughout the ground floor, stairs to first floor, under stair cupboard, entrance to:

KITCHEN/DINER 17' 1" x 10' 5" (5.21m x 3.18m) Window and sliding doors to rear aspect, range of modern fitted cupboards, units and work surfaces with inset sink unit and mixer tap, plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer, space for 'Range' style cooker with extractor over, concealed wall mounted boiler, spot lighting.

FIRST FLOOR Landing - Doors to:

BEDROOM 1 13' 10" x 11' 6" (4.22m x 3.51m) Window to front aspect, radiator.

BEDROOM 2 11' 6" x 10' 05" (3.51m x 3.18m) Window to rear aspect, radiator.

BEDROOM 3 11' 1" x 8' 7 max" (3.38m x 2.62m) Window to front aspect, radiator, 2 storage cupboards, access to loft.

BATHROOM Window to rear aspect, heated towel rail, panelled bath, shower cubicle, WC, hand wash basin, fully tiled.

OUTSIDE Front - Block paved driveway providing off road parking.

REAR GARDEN Landscaped south facing rear garden with patio area, artificial lawn area, shingle area, large summerhouse with power, shed, gated rear access.

GARAGE Situated in a nearby block, up and over door.



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	74 C	79 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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