

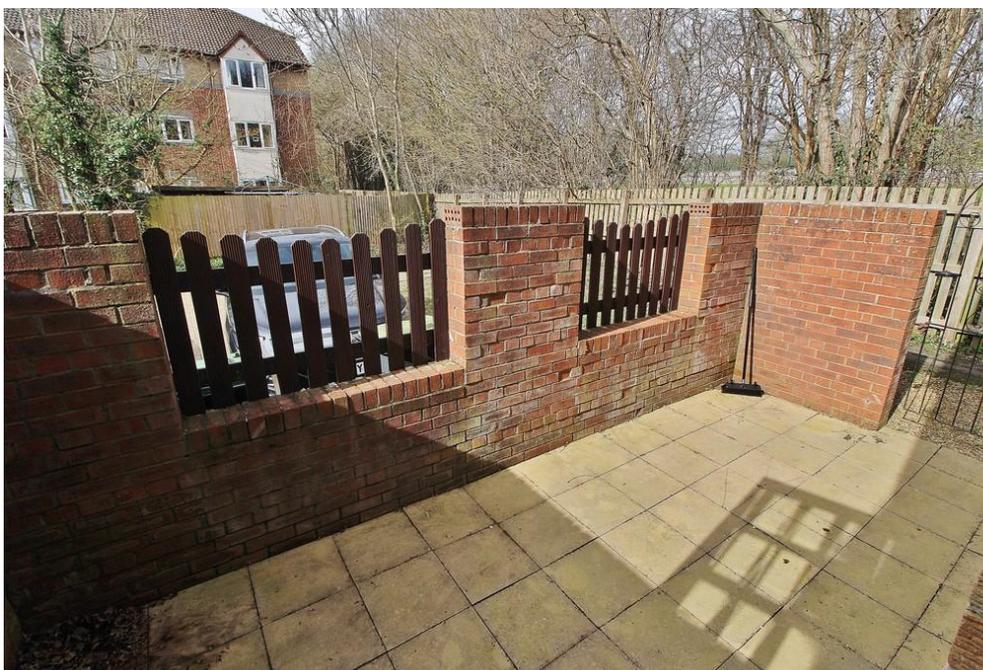


**£265,000**  
**Downs Close**  
Purbrook, PO7 8SN

## PROPERTY SUMMARY

IDEAL FIRST TIME OR INVESTMENT PURCHASE! Jeffries & Dibbens Estate Agents are delighted to offer for sale this well presented and spacious 2 bedroom semi detached property in Purbrook. The property has a number of benefits including 2 well proportioned first floor bedrooms, lovely modern shower room, large lounge/diner and a modern fitted kitchen. Externally there is a direct access courtyard style garden and a further private garden with shed. Additionally the property offers allocated parking and fabulous access to the A3. Early viewing is very strongly advised and can be arranged by contacting Jeffries & Dibbens as sole agents.





**ENTRANCE PORCH** Door to side, storage cupboard, door to:

**LOUNGE/DINER** 10' 10 max" x 16' 9 max" (3.3m x 5.11m) Windows to front and side aspects, 2 radiators, laminate flooring, stairs to first floor, entrance to:

**KITCHEN** 7' 3 max" x 6' 1 max" (2.21m x 1.85m) Door to rear garden, range of cupboards, units and work surfaces, single bowl sink unit with hose style mixer tap, integrated oven, hob and extractor, plumbing for washing machine, spot lighting, tiled flooring.

**FIRST FLOOR** Landing - Airing cupboard housing boiler, storage cupboard, radiator, access to loft, doors to:

**BEDROOM 1** 15' 8" x 8' 4" (4.78m x 2.54m) Windows to front and side aspects, 2 radiators.

**BEDROOM 2** 8' 3" x 6' 7" (2.51m x 2.01m) Window to front aspect, radiator.

**SHOWER ROOM** 6' 3" x 5' 1" (1.91m x 1.55m) Heated towel rail, extractor, shower cubicle, hand wash basin, W.C, majority tiled surround, tiled flooring, spot lighting.

**OUTSIDE** Front - Courtyard style garden which is fully paved, access to side and property.

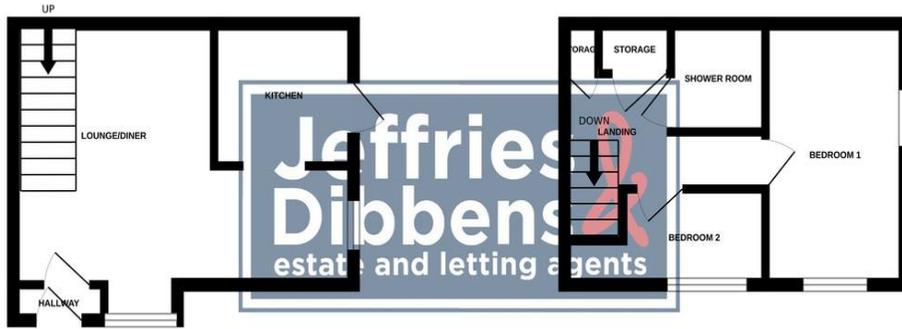
**REAR GARDEN** No direct access from the property but mostly laid to lawn, shed.

**PARKING** Allocated parking.

**AGENTS NOTE** Council Tax: Havant Borough Council - Band C

GROUND FLOOR

1ST FLOOR



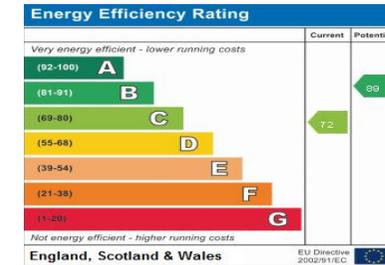
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries  
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