



£375,000

Alameda Road

Purbrook, PO7 5HD

PROPERTY SUMMARY

With a stunning large back garden and tucked away in a secluded position, we are delighted to offer for sale this 2 bedroom detached bungalow in Alameda Road, Purbrook. Early viewing of this charming property is essential. The property benefits from 2 bedrooms (1 currently used as a reception room), further reception room, kitchen, utility and a modern fitted shower room. Externally there is a large garden to the front with the possibility of considerable further off road parking. To arrange your viewing contact us as sole agents.





ENTRANCE HALL Radiator, 2 x cupboards housing gas & electric meters, doors to:

BEDROOM 1 14' 01" x 10' 11" (4.29m x 3.33m) Bay window to front aspect, radiator, 3 x built in storage cupboards/wardrobes.

BEDROOM 2/RECEPTION ROOM 14' 03" x 11' 11" (4.34m x 3.63m) Bay window to front aspect, radiator, double doors to rear aspect.

LOUNGE 13' 00" x 12' 00" (3.96m x 3.66m) Door to rear aspect into rear garden, radiator.

KITCHEN 11' 11" x 10' 08" (3.63m x 3.25m) Windows to side & rear aspect, rear door into utility, radiator, tiled flooring, part tiled surround, range of wall & base units with work surfaces over, inset stainless steel sink with taps & intergal draining board, space for a 4 ring gas cooker with hood above, space for tall fridge/freezer, space for under counter freezer.

SHOWER ROOM Window to rear aspect, radiator, part tiled surround, WC, hand wash basin with cupboard under, walk in shower cubicle with hose and taps, support hand rails, access to loft.

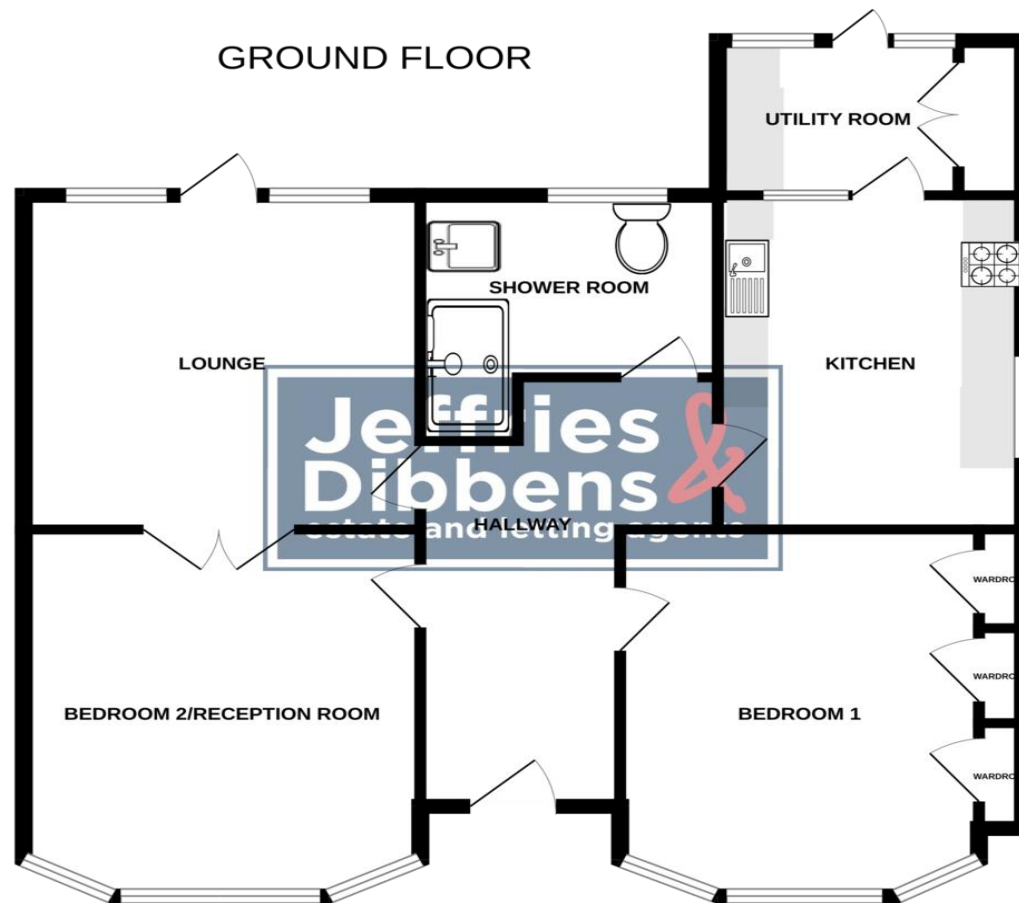
UTILITY ROOM Window & door to rear aspect, space & plumbing for washing machine, space for tumbler dryer, storage cupboard, work surfaces with cupboards above.

OUTSIDE

FRONT Mostly laid to lawn, patio leading to the front, borders with well mature tree's, plants and flowers, gated side access through to rear garden, potential to extend existing off road parking.

REAR GARDEN Stunning large rear garden which is very well established and has mature borders with flower beds, extensive patio area, outside light and tap, 2 sheds, gated side access to front .





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	62 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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