



**£325,000**  
**Taylor Close**  
Purbrook, PO7 5GE

## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this 3 bedroom end terrace property in Taylor Close. This very well presented home is an ideal first purchase and internal viewings are very strongly advised. The property boasts 3 bedrooms, 2 bathroom suites, lounge, WC and a modern fitted kitchen/diner. Externally there is a pleasant south facing garden and a driveway providing off road parking. Several popular schools are just a short distance away and early interest is expected. To arrange your viewing contact us as sole agents today.

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**ENTRANCE HALL** Door to front aspect, radiator, stairs to the first floor, doors to:

**WC** Front aspect double glazed window, low level wc, corner wash basin, radiator.

**LOUNGE** 14' 3" x 12' 1" (4.34m x 3.68m) Front aspect double glazed window, radiator, understairs storage cupboard, door to the kitchen/diner.

**KITCHEN/DINER** 15' 3" x 8' 11" (4.65m x 2.72m) Fitted with a range of wall and base units with worksurfaces over, integral gas hob with extractor over, electric oven, fridge/freezer, washing machine and dishwasher, inset one and a half bowl sink and drainer, cupboard housing the boiler, radiator, rear aspect double glazed window, rear aspect double glazed French doors leading to the rear garden.

**FIRST FLOOR** Doors to bedrooms and bathroom, access to the loft, airing cupboard.

**BEDROOM 1** 9' 7" x 9' 5" (2.92m x 2.87m) Front aspect double glazed window, radiator, built in wardrobe, additional built in wardrobes with sliding doors, door to the en-suite.

**BEDROOM 2** 9' 2" x 7' 6" (2.79m x 2.29m) Rear aspect double glazed window, radiator.

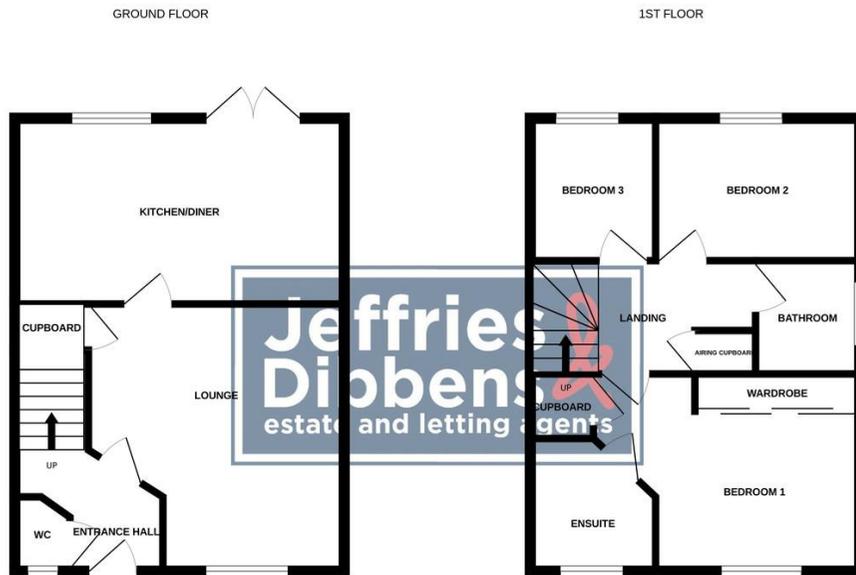
**BEDROOM 3** 7' 5" x 5' 10" (2.26m x 1.78m) Rear aspect double glazed window, radiator.

**BATHROOM** Panel enclosed bath with shower attachment, low level wc, hand wash basin, low level wc, part tiled walls, heated towel rail, side aspect double glazed window.

**OUTSIDE** Front - Lawned area, driveway parking for 2 vehicles.

**REAR GARDEN** Enclosed by fence, artificial lawn, patio area, shrubs, outside tap and power, wooden summer house.





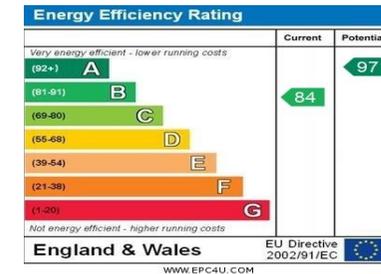
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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