

£325,000

Elgar Walk, Purbrook

Waterlooville, PO7 5UT

PROPERTY SUMMARY

Located within walking distance of several popular local schools we are delighted to present for sale this very well presented 3 bedroom end terrace property in Elgar Walk. This extended family home has a large number of benefits and internal viewings are very strongly advised. The property boasts 3 double first floor bedrooms, family bathroom, extended lounge, modern fitted and extended kitchen/diner, additional WC and a utility room. Externally there is a lawned front garden plus a private landscaped south facing rear garden. We believe this property is an ideal first purchase and early interest is expected.





ENTRANCE HALL Door and window to front aspect, radiator, under stair cupboard, storage cupboard, stairs to first floor, doors to:

WC Window to front aspect, radiator, WC, hand wash basin, spot lighting, tiled flooring.

LOUNGE 18' 4" x 12' 8" (5.59m x 3.86m) Windows to side and rear aspect, double doors to rear garden, radiator.

KITCHEN/DINER 21' 6" x 10' 8 max" (6.55m x 3.25m) Window to front aspect, sliding doors to utility, radiator, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and hose style mixer tap, integrated oven, hob and extractor, plumbing for washing machine and dishwasher, space for tumble dryer, space for American style fridge freezer, under unit lighting.

UTILITY ROOM 8' 4" x 8' 3" (2.54m x 2.51m) Sliding doors and window to rear garden, radiator, cupboards with work surface over.

FIRST FLOOR Landing - Window to side aspect, access to loft, airing cupboard, doors to:

BEDROOM 1 12' 8" x 8' 9" (3.86m x 2.67m) Window to rear aspect, radiator, fitted wardrobes.

BEDROOM 2 13' 8" x 8' 4" (4.17m x 2.54m) Window to rear aspect, radiator.

BEDROOM 3 10' 8" x 7' 7" (3.25m x 2.31m) Window to front aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, fully tiled surround, tiled flooring.

OUTSIDE Front - Lawned front garden.

REAR GARDEN Landscaped south facing garden with artificial lawn area and resin patio area, raised flower borders, gated side access with shed, outside tap and lighting.



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		76 C
55-68	D	65 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
Dibbens**
estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk