

GUIDE PRICE

£300,000

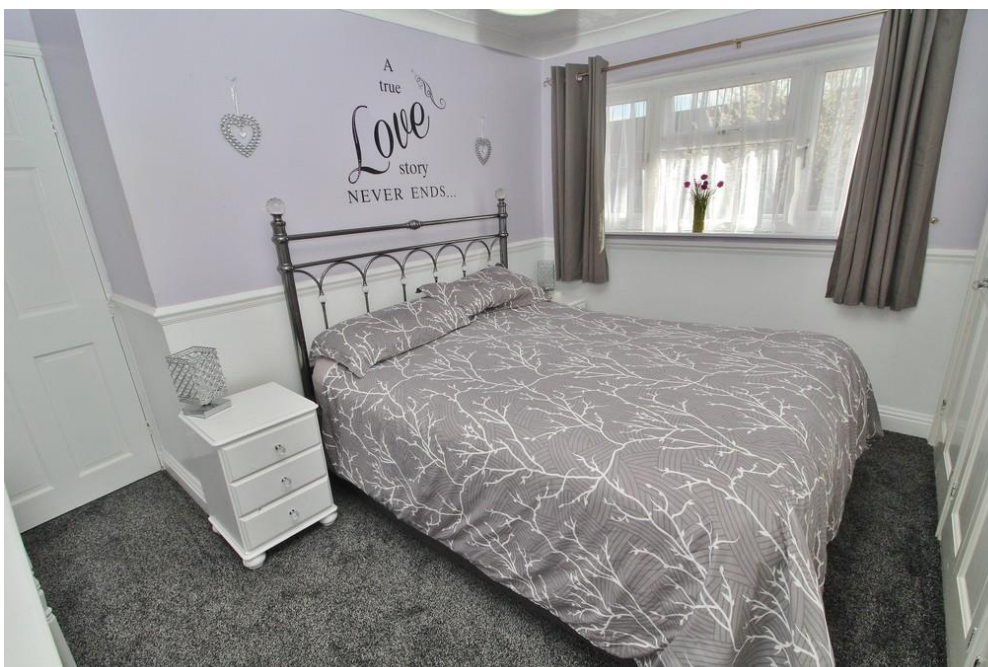
390 Purbrook Way

Leigh Park, PO9 3SH

PROPERTY SUMMARY

This three bedroom house has been enhanced by a ground floor extension would make an ideal family home. The property is conveniently situated near to the Asda Supercentre and good motorway links for commuters. The accommodation comprises a lounge, dining room, kitchen, a ground floor shower room, three bedrooms and a bathroom. The property is set on a wide plot which accommodates a garage and off road parking as well as offering potential to further enhance the property subject to the usual permissions. Call to arrange an internal inspection.





HALLWAY

LOUNGE

DINING AREA 16' 6" x 7' 7" (5.03m x 2.31m)

KITCHEN 10' 9" x 8' 1" (3.28m x 2.46m)

UTILITY ROOM

SHOWER ROOM

LANDING

BEDROOM ONE 12' x 8' 3" (3.66m x 2.51m)

BEDROOM TWO 11' 1" x 9' 11" (3.38m x 3.02m)

BEDROOM THREE

GARAGE



GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.

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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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