PRICE:£395,000

A.J.EYRE & SONS

Floor Plan

Sun Lounge
9.58 m² (3.67 × 2.61)

Kitchen
12.04 m²
3.28 × 3.80

Lounge
16.76 m² (3.58 × 4.69)

Bathroom
3.17 m²

Hall
7.57 m²

Dining Area
9.54 m² (3.64 × 2.62)

Bedroom 2
7.37 m²
2.24 × 3.29

Bedroom 1
13.51 m² (3.64 × 3.93)
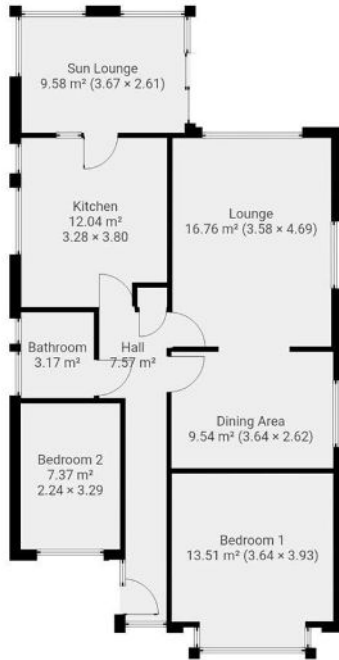
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Privett Road, Purbrook, PO7 5JW

Huge potential is offered with this deceptively spacious formerly three bedroom now TWO BEDROOM DETACHED BUNGALOW with separate dining room. Benefitting EXTENSIVE OFF ROAD PARKING AND GOOD SIZED GARAGE. Some modernisation required throughout, CUL DE SAC LOCATION AND OFFERED WITH NO FORWARD CHAIN.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;
https://check-long-term-flood-risk.service.gov.uk/risk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Company Registration No. 763 1.543
VAT Registration No. 1142461 54

Registered Office: Wellesley House, 204 London Road, Waterlooville, PO7 7AN

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Entrance Porch
Steps leading to the double glazed front door and double glazed side panel, laminate wood effect flooring, textured ceiling, step leading to the entrance hall.

Entrance Hall
Coved and textured ceiling with loft access, radiator, airing cupboard housing hot water tank and shelving.

Kitchen   W: 10' 8" x L: 12' 5" (W: 3.26m x L: 3.77m)
Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, inset electric hob with undercounter oven, space for fridge /freezer, floor based boiler for central heating, tiled to principle areas, double glazed window to side aspect, glazed window to side aspect, feature pine clad ceiling, door to sun lounge.

Sun Lounge   W: 12' 1" x L: 8' 1" (W: 3.68m x L: 2.46m)
Double glazed windows to side and rear aspects, sliding patio doors to side aspect, tiled to principle areas, textured ceiling, stainless steel sink unit with space and plumbing for washing machine.

Lounge   W: 11' 9" x L: 15' 5" (W: 3.58m x L: 4.7m)
(Maximum measurements). Feature fireplace with electric fire and wood surround with display shelving, two radiators, ceiling complemented with artificial beams, double glazed windows to rear and side aspects, dado rail, archway to dining area (formerly bedroom two).

Dining Area   W: 11' 9" x L: 8' 5" (W: 3.58m x L: 2.56m)
(Formerly bedroom two).
Double glazed window to side aspect with secondary glazing, coved and textured ceiling, feature "parquet" flooring, door to entrance hall and archway to lounge.

Bedroom One   W: 11' 9" x L: 13' (W: 3.59m x L: 3.96m)
(Maximum measurements including depth of fitted wardrobe cupboard).
Double glazed window to front aspect, range of fitted bedroom furniture, laminate wood effect flooring, radiator, textured ceiling.

Bedroom Two   W: 7' 5" x L: 10' 9" (W: 2.25m x L: 3.29m)
Double glazed window to front aspect, radiator, coved and textured ceiling.

Bathroom
Coloured suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level wc, tiled to principle areas, radiator, wall mounted shaver point, double glazed obscured window to side aspect.

OUTSIDE
The frontage is well tended with tended lawn, plethora of rose bushes and mature hedgerow to the side boundary. Driveway providing extensive off road parking leading to the covered car port and large detached garage, gated access to the rear and outside tap. The rear garden boasts small water feature, timber garden shed with power, greenhouse, covered seating area, personal door to the garage.

Garage   W: 9' 11" x L: 22' 10" (W: 3.02m x L: 6.95m)
Up and over door to the front, personal door to the garden, power and lighting.