

OIEO £350,000

Tanner's Ridge

Purbrook, PO7 5RF

PROPERTY SUMMARY

Located on the very popular 'Money Estate' in Purbrook and within easy access of local shops, bus routes and amenities, we are delighted to offer for sale this extended 3 bedroom detached bungalow in Tanners Ridge. The property is expected to attract early interest and internal viewings are very strongly advised. The property boasts 3 well proportioned bedrooms, a fitted kitchen, modern bathroom suite, conservatory and a through lounge diner. Externally there is a south facing rear garden and a garage with own driveway providing off road parking. To arrange your viewing contact Jeffries & Dibbens as sole agents.

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ENTRANCE HALL Door to side aspect, radiator, meter cupboard, access to loft, doors to:

BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin with vanity surround and cupboard under, WC, fully tiled.

BEDROOM 1 12' x 11' 7" (3.66m x 3.53m) Window to front aspect, radiator.

BEDROOM 2 11' 10" x 9' 7" (3.61m x 2.92m) Window to front aspect, radiator.

BEDROOM 3 9' x 8' 1" (2.74m x 2.46m) Window to side aspect, radiator.

KITCHEN 11' 8" x 11' 3" (3.56m x 3.43m) Windows to side and rear aspects, door to rear, range of fitted cupboards, units and work surfaces, inset sink unit with mixer tap, integrated oven, hob and extractor, space for fridge/freezer, plumbing for washing machine, cupboard housing boiler, cupboard housing hot water tank, tiled flooring.

CONSERVATORY 10' 5" x 5' 1" (3.18m x 1.55m) Windows to side and rear aspects, door to rear garden, light and power.

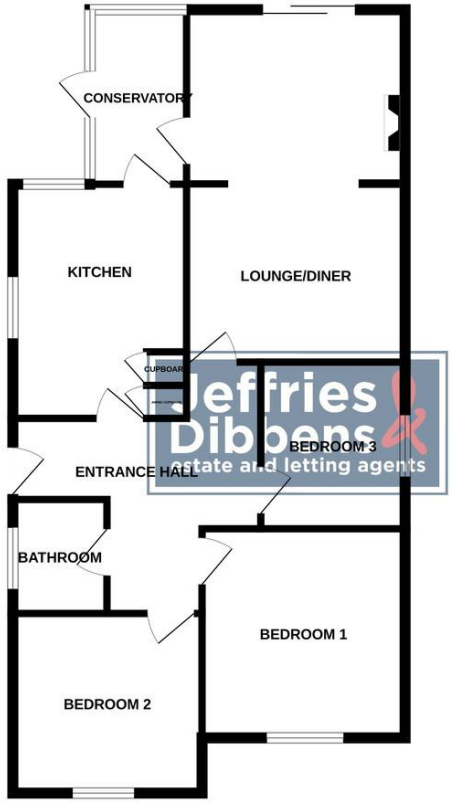
LOUNGE/DINER 19' 10" x 11' 4" (6.05m x 3.45m) Door to side, sliding doors to rear garden, 2 radiators, gas fire.

OUTSIDE Front - Lawned front garden, own driveway leading to:

GARAGE Up and over door, 2 windows to rear.

REAR GARDEN South facing garden which is mostly laid to lawn with shrub and flower borders, patio area, raised decked area, outside tap and light.

GROUND FLOOR



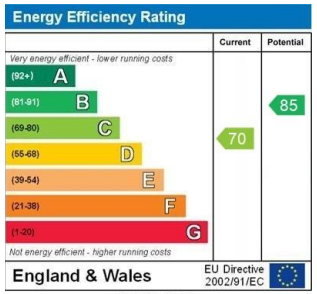
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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.

Jeffries Dibbens estate and letting agents

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