



GUIDE PRICE  
**£495,000**  
**2 Woodbury Avenue**  
Langstone, PO9 1RH



## PROPERTY SUMMARY

Offered with No Forward Chain, this spacious two bedroom detached bungalow, located in this sought after residential location in Langstone offers ample off road parking, a double garage and south facing garden. The spacious accommodation comprises an inviting entrance hall, generously sized master bedroom modern shower room, fitted kitchen, large lounge that opens to the dining room and a second bedroom with a WC. This property which could benefit from a degree of modernisation offers huge potential to transform into a lovely family home. Situated within close reach of Havant Town Centre and transport links, the Hayling Billy Line is only a short walk away.







**ENTRANCE HALL**

**BEDROOM ONE 21' 1" x 12' 3" (6.43m x 3.73m)**

**SHOWER ROOM 7' 1" x 6' 6" (2.16m x 1.98m)**

**KITCHEN 13' 2" x 10' 8" (4.01m x 3.25m)**

**LIVING ROOM 21' x 12' (6.4m x 3.66m)**

**DINING ROOM 13' 7" x 6' 10" (4.14m x 2.08m)**

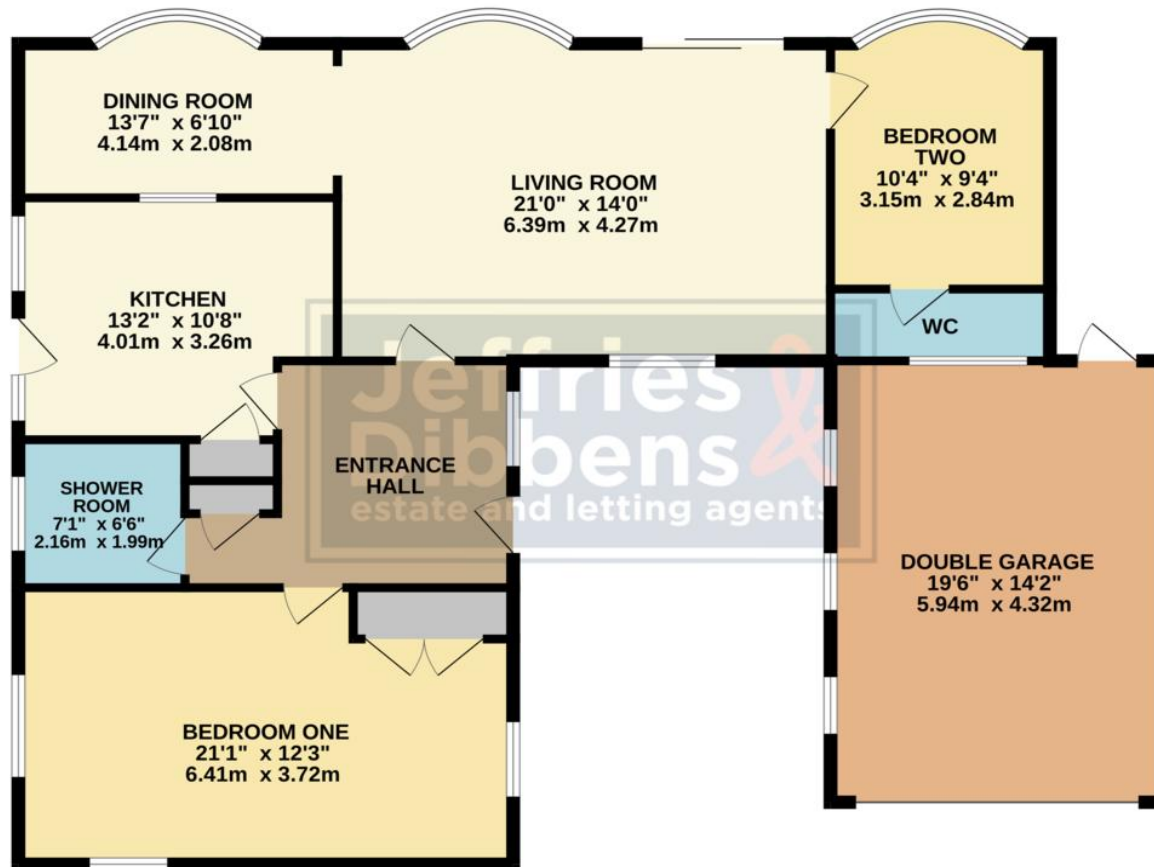
**BEDROOM TWO 10' 4" x 9' 4" (3.15m x 2.84m)**

**WC**

**DOUBLE GARAGE 19' 6" x 14' 2" (5.94m x 4.32m)**



GROUND FLOOR  
1377 sq.ft. (127.9 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (127.9 sq.m.) approx.

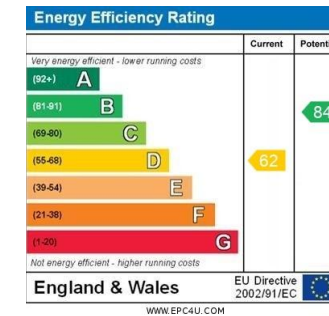
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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