

**Jeffries
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estate and letting agents

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FOR SALE
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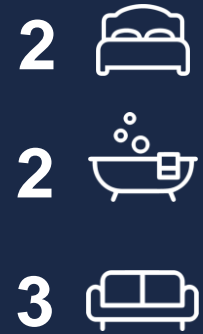
£325,000

Lansdowne Avenue

Widley, PO7 5BL

PROPERTY SUMMARY

Offered with vacant possession, we are delighted to present for sale this extended 2 bedroom semi detached chalet style property in Lansdowne Avenue, Widley. The property offers both versatile and spacious accommodation and internal viewings are very strongly advised. The property has 2 double bedrooms arranged over 2 floors and en-suite facilities to the master room, an additional shower room, 3 reception rooms and a fitted kitchen. Externally there is a large rear garden and a large garage measuring 16 x 13' 11. To arrange your viewing contact us as sole agents today!





PORCH Door to:

RECEPTION ROOM 12' 11" x 10' 11" (3.94m x 3.33m) Window to side aspect, radiator, storage cupboard.

LOUNGE 13' 8" x 10' 11" (4.17m x 3.33m) Bay window to front aspect, 2 sets of radiators, feature fire place.

BEDROOM 2 13' 9" x 10' 7" (4.19m x 3.23m) Window to front aspect, radiator.

KITCHEN 8' 2" x 7' 5" (2.49m x 2.26m) Window to rear aspect, a range of wall and base units incorporating sink, built in oven with hob and extractor fan over, space and plumbing for dish washer, space and plumbing for washing machine, door to rear garden.

BATHROOM Window to rear garden, heated towel rail, walk in shower cubicle, wash hand basin, W.C.

DINING ROOM 12' 11" x 10' 11" (3.94m x 3.33m) Doors to rear garden, radiator, stairs case to first floor.

LANDING Window to rear aspect.

BEDROOM 1 17' 3" x 13' 9" (5.26m x 4.19m) Window to front, rear and side aspect, radiator, eaves storage, door to:

ENSUITE Window to front aspect, heated towel rail, panelled bath, wash hand basin, W.C.

OUTSIDE

FRONT GARDEN Shingle area.

REAR GARDEN Gated side access to the front, areas laid to lawn, patio and shingle, outside tap and light, access to:

GARAGE 16' 2" x 13' 11" (4.93m x 4.24m) Window to side access, up and over garage door, power and light, parking in front of garage.



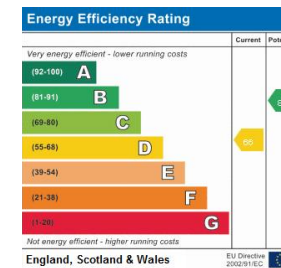
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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