



£440,000
Lansdowne Avenue
Widley, PO7 5BL

PROPERTY SUMMARY

No forward chain! We are pleased to bring to the market this three bedroom detached bungalow located in Lansdowne Avenue, Widley. The properties accommodation comprises of two reception rooms, modern fitted kitchen/breakfast room at the rear of the property and bathroom located to the ground floor. To the first floor you will find three good sized bedrooms and shower room. Other benefits include off road parking, a southerly facing rear garden with outbuilding. To arrange you viewing contact us as sole agents today.

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ENTRANCE HALL Window to side aspect, radiator, stairs to first floor landing, under stairs storage cupboard, door to bathroom, doors to;

SNUG 11' 7" x 10' 11" (3.53m x 3.33m) Bow window to front aspect, window to side aspect, radiator.

BATHROOM Window to side aspect, heated hand towel rail, wash hand basin, panel enclosed bath and WC.

LOUNGE/DINER 19' 2 Max" x 17' 11 Max" (5.84m x 5.46m) Windows to both side aspect, two radiators, feature fire place, opening to:

KITCHEN/BREAKFAST ROOM 15' 11" x 8' 8" (4.85m x 2.64m) Window to rear aspect, sliding door to rear garden, range of wall and base units incorporating sink unit, integral oven, built in hob with fan over, intergraded fridge/freezer, dishwasher and washing machine.

LANDING Window to side aspect, radiator, doors to:

BEDROOM 2 12' 8" x 10' 11" (3.86m x 3.33m) Window to rear front aspect, radiator.

BEDROOM 3 8' 5" x 8' 3" (2.57m x 2.51m) Velux window.

BEDROOM 1 16' 2" x 10' 6" (4.93m x 3.2m) Window to rear aspect, radiator, built in wardrobe.

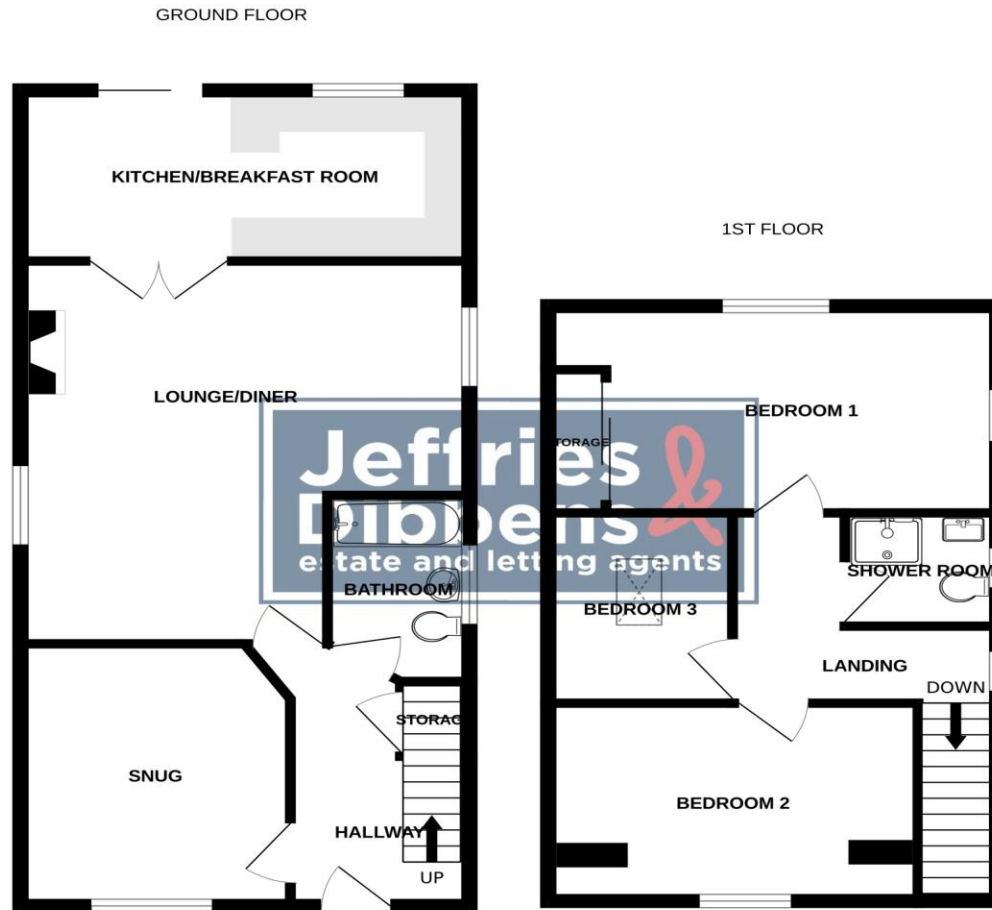
SHOWER ROOM Window to side aspect, heated towel rail, wash hand basin, shower cubicle and WC.

OUTSIDE

REAR GARDEN Large area laid to lawn, patio area, gated side access to front, outside tap, outside light and power, outbuilding.

FRONT GARDEN Block paved driveway providing off road parking, outside light.





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

TENURE

Freehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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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