


Jeffries & Dibbens
FOR SALE
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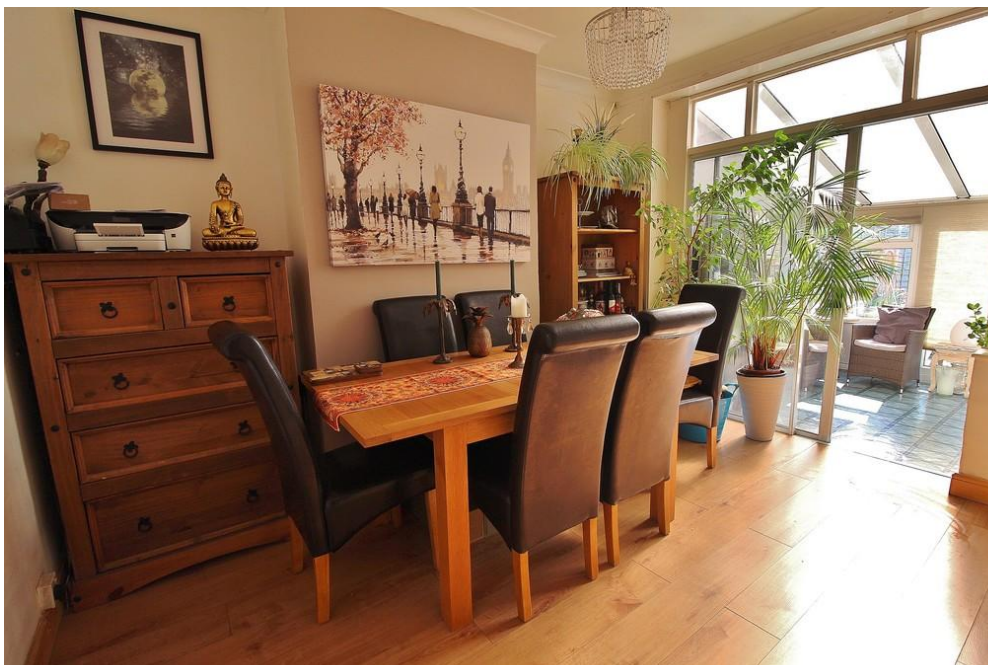
£425,000
52 Park Avenue
Waterlooville, PO7 5DW



PROPERTY SUMMARY

We are delighted to offer for sale this 3 bedroom semi detached home in a highly regarded area of Widley. Internally the ground floor comprises two reception rooms, fitted kitchen, conservatory with W.C and utility room, to the first floor there are three good sized bedrooms and fitted bathroom. Externally the property boasts a stunning large, south facing rear garden with outbuilding, a driveway providing off road parking and garage. The property is very conveniently located close to local schools and early interest is expected. To arrange your viewing contact us as sole agents today.





ENTRANCE HALL Window to side aspect, radiator, under stairs storage cupboard, doors to:

LOUNGE 14' 09" x 10' 10" (4.5m x 3.3m) Bay windows to front aspect, radiator, brick open fireplace.

KITCHEN 8' 00" x 8' 03" (2.44m x 2.51m) Window to side aspect, range of units and cupboards, stainless steel 1 and half bowl sink unit with draining board, gas hob with extractor, cupboard housing boiler.

DINING ROOM 12' 05" x 8' 10" (3.78m x 2.69m) Window and doors to rear aspect, radiator, doors to:

CONSERVATORY 13' 04" x 10' 07" (4.06m x 3.23m) Windows and doors to rear aspect, door to side aspect, radiator, storage cupboard with plumbing for washing machine, door to:

WC Window to side aspect, WC, hand wash basin, tiled around.

CABIN 17' 01" x 12' 01" (5.21m x 3.68m) Wooden cabin, windows to front & side aspects, power and lighting throughout.

LANDING Doors to all rooms:

BEDROOM 1 13' 6" x 12' 11" (4.11m x 3.94m) Bay window to front aspect, radiator.

BEDROOM 2 13' 1" x 10' 07" (3.99m x 3.23m) Window to rear aspect, radiator.

BEDROOM 3 11' 5" x 7' 6" (3.48m x 2.29m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, shower cubicle, WC, hand wash basin with cupboard under, tiled surround.

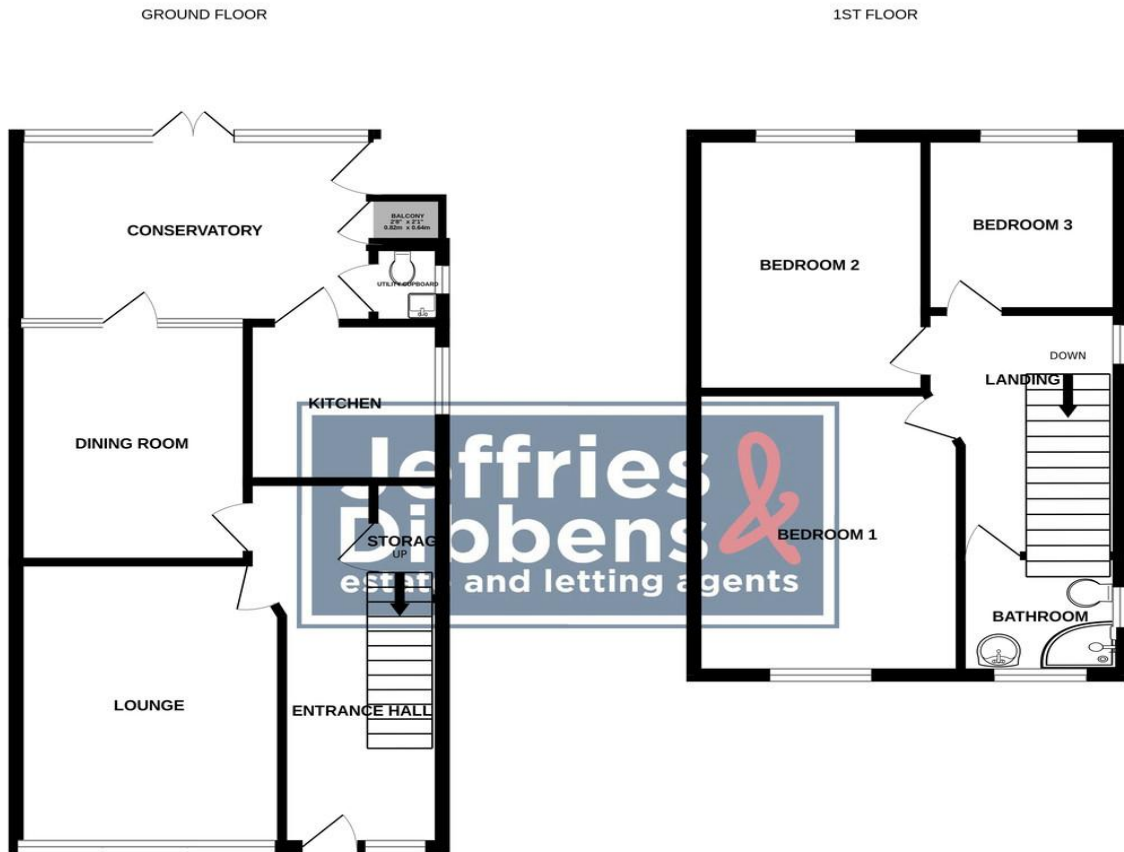
OUTSIDE

FRONT GARDEN Large paved driveway providing ample off road parking, mature trees and shrub areas, access to garage and rear garden.

GARAGE Up and over door.

REAR GARDEN Rear access to the front, mature garden mostly laid to lawn, patio area, 3 sheds, large cabin with power.





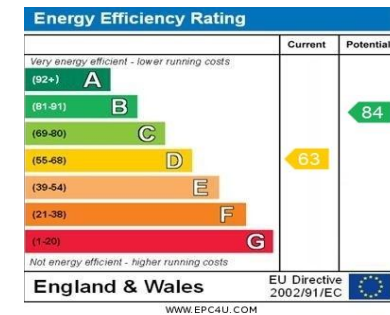
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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