



GUIDE PRICE

£450,000

London Road

Widley, PO7 5AB

PROPERTY SUMMARY

HOME & INCOME! We are delighted to offer for sale this rarely available opportunity to purchase a family home with a commercial premises providing a monthly return. The living accommodation provides 4 bedrooms arranged over 2 floors with en-suite facilities to 3 of those, a modern fitted kitchen, lounge and additional first floor room. The commercial premises has a private high street entrance on to London Road, Widley plus a kitchenette and WC. Externally there is a rear garden with separate office, additional private courtyard and a garage. The shop comes with its own 2 allocated parking spaces at the front. The property is presented to a high standard throughout and internal viewings and further information can be provided by contacting us as sole agents.





ENTRANCE HALL Door to garden, radiator, spot lighting, doors to:

BEDROOM 11' 11" x 9' 08" (3.63m x 2.95m) Double doors to garden, skylight window, radiator, spot lighting, door to:

ENSUITE Window to rear garden, shower cubicle, WC, hand wash basin with cupboard under, spot lighting, fully tiled.

BEDROOM 12' x 8' 02" (3.66m x 2.49m) Window to front aspect, radiator, door to:

ENSUITE WC, hand wash basin, extractor, spot lighting, cupboard.

KITCHEN 21' 05" x 6' 11 max" (6.53m x 2.11m) Window to side aspect, extensive range of fitted cupboards, units and work surfaces incorporating 1 1/2 bowl sink unit with mixer tap, 'Range' style cooker with extractor hood to remain, 'American' style fridge freezer, plumbing for washing machine, space for tumble dryer, integrated dishwasher, wall mounted boiler, spot lighting, entrance to inner hallway, entrance to:

LOUNGE 12' 06" x 9' 08" (3.81m x 2.95m) Sliding doors to courtyard, radiator.

INNER HALLWAY Radiator, stairs to first floor.

FIRST FLOOR Landing - Access to loft, spot lighting, doors to:

BEDROOM 16' 11" x 13' 04" (5.16m x 4.06m) Bay window to front aspect, radiator, log burner.

BEDROOM 13' x 10' 7" (3.96m x 3.23m) Window to rear aspect, radiator, door to bathroom.

ROOM 12' x 5' 11" (3.66m x 1.8m) Radiator, spot lighting, door to bathroom.

BATHROOM Window to rear aspect, radiator, panelled bath with shower over, hand wash basin with cupboard under, WC, fully tiled.

COMMERCIAL PREMISES

SHOP FRONT 16' 11" x 14' 01" (5.16m x 4.29m) Window and door to front aspect, light and power, water, air conditioning, door to:

KITCHENETTE 6' x 5' 09" (1.83m x 1.75m) Cupboards, units and work surfaces, sink unit, door to:

WC Hand wash basin, WC.

OUTSIDE Rear Garden -

Mostly laid to decking with artificial lawn area, dual gated side access, outside lighting.

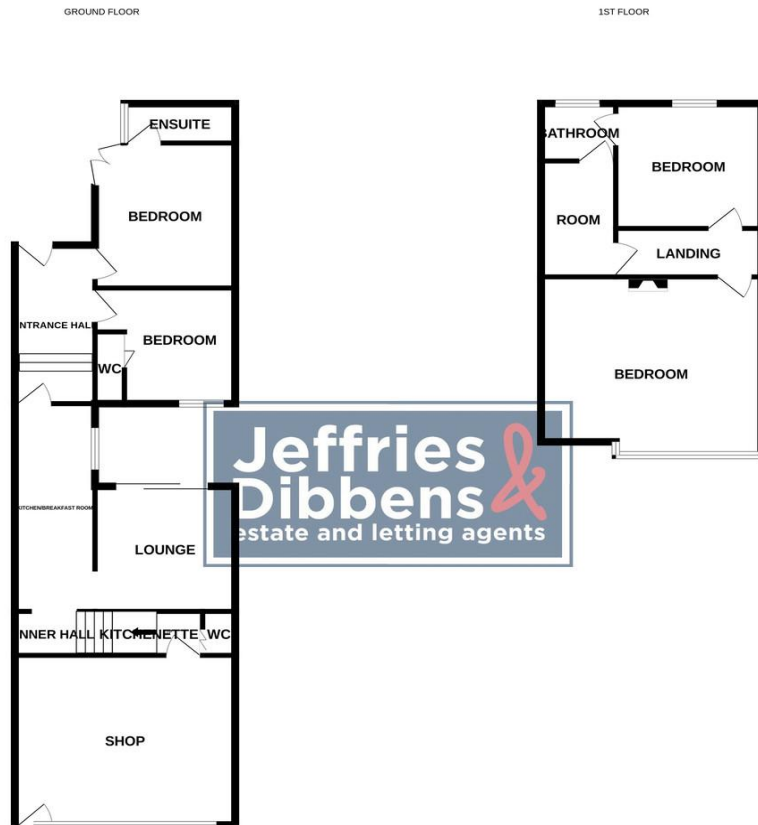
OFFICE 10' x 6' 09" (3.05m x 2.06m) Double doors to garden, light and power, panelled walling.

COURTYARD Decked area, built in seating.

GARAGE 17' 11" x 8' 11" (5.46m x 2.72m) Up and over door, light and power.

PARKING There is allocated parking at the front for 2 vehicles which belong to the shop.





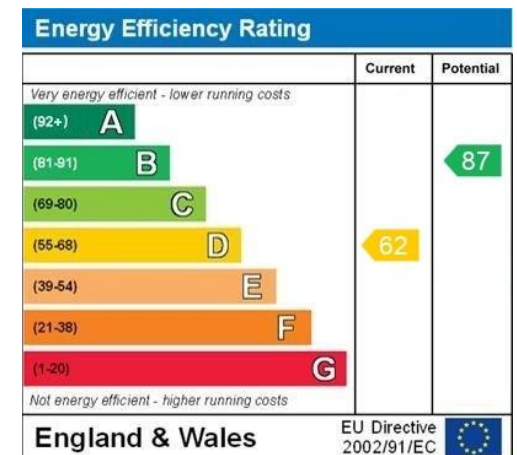
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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