

£340,000

Park Avenue, Purbrook

Waterlooville, PO7 5DW

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented 3 bedroom semi detached bungalow located in a highly regarded area of Widley. Offered for sale with no forward chain internal viewings are very strongly recommended. The property is presented to a high standard throughout and boasts a modern fitted kitchen, stunning 4 piece bathroom suite, 3 bedrooms and a lounge/diner. Externally there is a pleasant rear garden with a detached garage and of road parking. To arrange your viewing contact us as sole agents today!





HALLWAY Access to loft.

BEDROOM 1 13' 8" x 8' 8" (4.17m x 2.64m) Window to rear aspect, radiator.

BEDROOM 2 11' 9" x 7' 11" (3.58m x 2.41m) Window to front aspect, radiator.

BEDROOM 3 8' 3" x 7' 11" (2.51m x 2.41m) Window to side aspect, radiator.

LOUNGE/DINER 14' 2" x 11' 9" (4.32m x 3.58m) Bay window to front aspect, radiator, log burner.

BATHROOM Window to side aspect, heated towel rail, shower cubicle, panelled bath, wash hand basin, W.C, fully tiled floor and surround, spot lighting.

KITCHEN 11' 1" x 7' 11" (3.38m x 2.41m) Window to side aspect, radiator, patio doors to rear garden, a range of wall and base units incorporating sink, integral oven with hob and extractor fan over, space for washing machine, integrated slim line dish washer, space for American style fridge freezer.

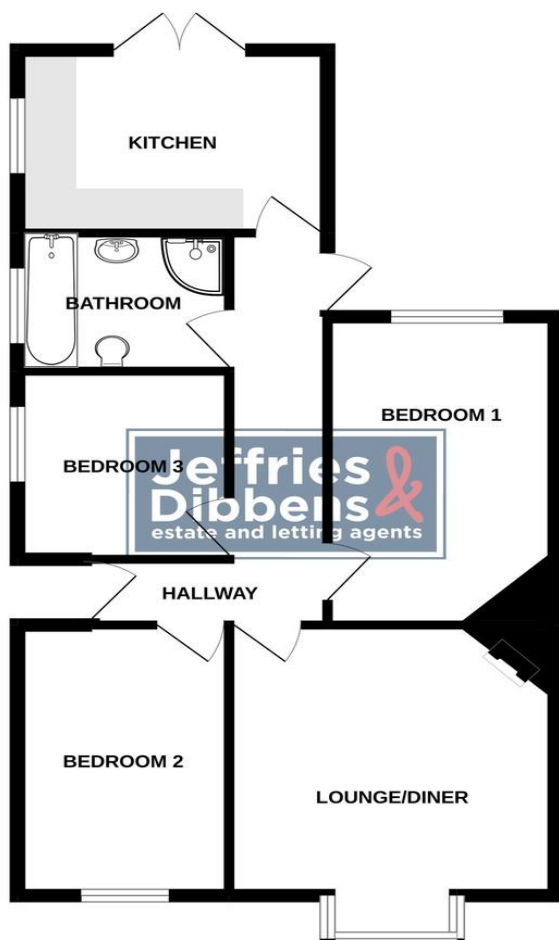
OUTSIDE

FRONT GARDEN Area laid to lawn with mature shrubs.

REAR GARDEN Area laid to lawn, shingled area, gated side access, private door to:

GARAGE 16' 3" x 8' 2" (4.95m x 2.49m) Up and over garage door, power and light.

AGENTS NOTE Council tax band: C



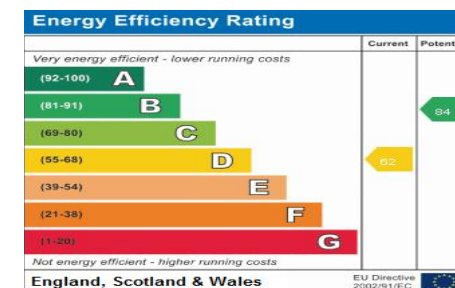
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

**Jeffries
Dibbends**
estate and letting agents

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