Jeffries & Dibbens
estate and letting agents

£420,000

Hillside Avenue

Widley, PO7 5BB

PROPERTY SUMMARY

Jeffries & Dibben's Estate Agents are delighted to offer for sale this well presented 3 bedroom semi detached fabulous family home which has been renovated throughout located in a popular area of Widley. The property has a large number of benefits and internal viewings are very strongly recommended. The property offers 3 well proportioned first floor bedrooms, a modern fitted bathroom suite, a large lounge with log burner, open plan kitchen/diner and a sun room. Externally there is off road parking and a well maintained south facing rear garden. Early interest is expected and viewings can be arranged by contacting us on 02392 231 100.

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ENTRANCE PORCH Windows and door to front aspect, tiled floor, door to:

ENTRANCE HALL Radiator, original lattice style window to front, under stairs storage, stairs to first floor, doors to:

LOUNGE 13' 10" x 12' 04" (4.22m x 3.76m) Bay window to front aspect, radiator, space for log burner, picture rail.

KITCHEN/DINER 18' 07" x 12' 01" (5.66m x 3.68m) Windows and door to rear, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, integrated double oven, grill, hob and extractor, space for fridge freezer, plumbing for dishwasher, tiled flooring, spot lighting.

SUNROOM Windows and double doors to rear garden, power points, tap, cupboard with plumbing for washing machine and space for tumble dryer, door to:

WC Window to rear aspect, tiled flooring, W.C.

FIRST FLOOR

LANDING Access to loft, doors to:

BEDROOM 1 14' 05" x 11' 02" (4.39m x 3.4m) Bay window to front aspect, radiator, original fireplace with built in wardrobes either side.

BEDROOM 2 12' 00" x 10' 05" (3.66m x 3.18m) Window to rear aspect, radiator, built in wardrobe, picture rail.

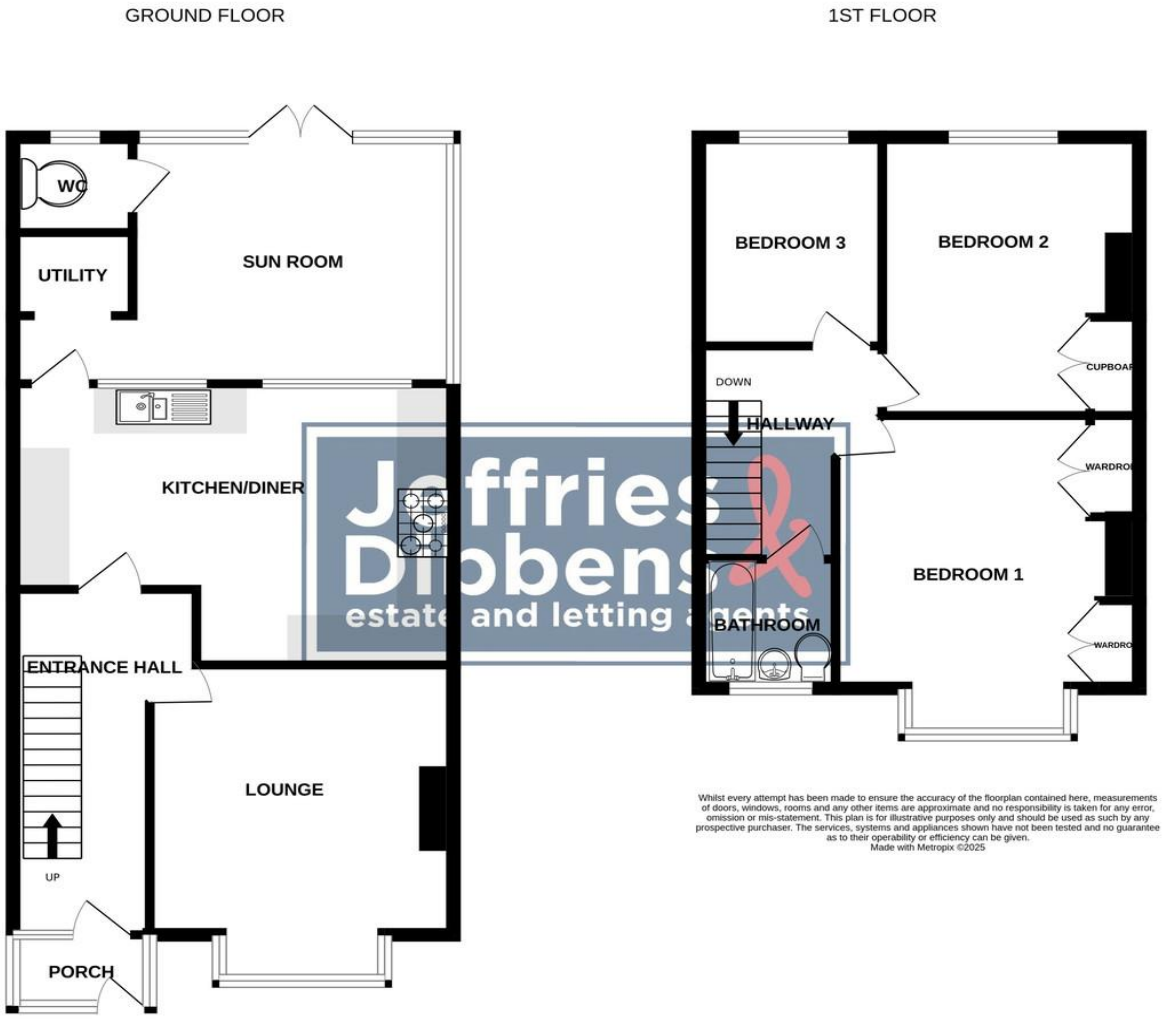
BEDROOM 3 9' 07" x 7' 08" (2.92m x 2.34m) Window to rear aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, hand wash basin and W.C with vanity surround and cupboards under, part tiled surround, tiled flooring.

OUTSIDE

FRONT Block paved driveway providing of road parking, shared driveway leading to rear garden.

REAR GARDEN South facing garden which is mostly laid to lawn, patio area, timber shed, Summer house with power & lighting, mature trees & plants, flower borders, power point, outside tap, side access to the front.

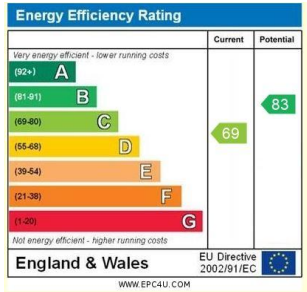


LOCAL AUTHORITY
Havant Borough Council

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.

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