



£480,000

The Dale

Widley, PO7 5DB

PROPERTY SUMMARY

Located in a very sought after road in Widley, we are delighted to offer for sale this 3 bedroom semi detached property in The Dale. The property has undergone a significant amount of work including new windows, upgraded heating system, new bathroom suite and almost complete re-wire throughout and offers a blank canvas internally as most rooms need finishing off decoratively. There are 3 first floor bedrooms, a 4 piece bathroom suite (shower not fitted but available), a lounge and an open plan kitchen/diner. Externally there is a good sized rear garden and a garage with own driveway providing off road parking. This a fabulous opportunity to complete a house to your own taste and style. With no forward chain internal viewings are very strongly advised.

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ENTRANCE HALL Bow window to front aspect, window to side aspect, radiator, spot lighting, stairs to first floor landing, doors to:

LOUNGE 15' x 12' 11" (4.57m x 3.94m) Bay window to front aspect, floor to ceiling radiator.

KITCHEN/DINER 21' 02 max" x 15' 06 max" (6.45m x 4.72m) Window to side aspect, bi-fold doors to rear garden, floor to ceiling radiator, sink unit with mixer tap, oven, plumbing for washing machine, some units and work surface, wall mounted boiler.

FIRST FLOOR Doors to:

BEDROOM 1 14' 10" x 10' 03" (4.52m x 3.12m) Bay window to front aspect, radiator.

BEDROOM 2 14' 11" x 11' 3" (4.55m x 3.43m) Window to rear aspect, radiator.

BEDROOM 3 9' 8" x 7' 7" (2.95m x 2.31m) Windows to front and side aspects, radiator.

BATHROOM 8' 10" x 8' 08" (2.69m x 2.64m) Window to side aspect, heated towel rail, free standing bath, WC, hand wash basin with vanity surround and cupboard under, shower cubicle (not fitted), part tiled surround, spot lighting.

OUTSIDE Front - Front garden with array of shrubs and plants, own driveway providing off road parking and leading to:

GARAGE Double doors, light and power, door to WC.

REAR GARDEN Mostly laid to lawn with borders, patio area, outside tap.

GROUND FLOOR

1ST FLOOR



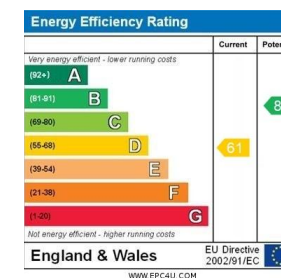
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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