

Jeffries & Dibbens
FOR SALE
023 9223 1100
jda.co.uk

£375,000

Park Avenue

Purbrook, PO7 5DN

PROPERTY SUMMARY

Offered for sale with no forward chain, we are delighted to offer for sale this 3 bedroom semi detached property in Widley. The property has a large number of benefits and internal viewings are strongly advised. There are 3 first floor bedrooms, family bathroom, 2 reception rooms, kitchen, conservatory and a WC. Externally there is a garage, off road parking and a good size rear garden. Local schools and shops are close at hand and internal viewings are strongly advised. To arrange your viewing contact us today!





ENTRANCE HALL Radiator, stairs to first floor landing, under stairs storage housing boiler, doors to:

LOUNGE 13' 5" x 12' 6" (4.09m x 3.81m) Bay window to front aspect, radiator, door to dining room.

DINING ROOM 12' x 10' 4" (3.66m x 3.15m) Door and windows to conservatory, radiator, gas fire, opening to kitchen.

KITCHEN 8' 11" x 8' 1" (2.72m x 2.46m) Window to side aspect, range of wall and base units, integrated oven and gas hob, 1 1/2 bowl sink with mixer tap over, plumbing for dish washer, space for fridge and freezer.

CONSERVATORY 15' 10" x 8' 4" (4.83m x 2.54m) Windows and door to rear garden, radiator, sink with mixer tap over, plumbing for washing machine, door to WC.

WC Window to side aspect, WC.

FIRST FLOOR Landing - Radiator, doors to;

BEDROOM 1 13' 7" x 11' 4" (4.14m x 3.45m) Bay window to front aspect, two built in wardrobes.

BEDROOM 2 12' x 10' 5" (3.66m x 3.18m) Window to rear aspect, radiator.

BEDROOM 3 8' 11" x 8' 2" (2.72m x 2.49m) Window to rear aspect, radiator.

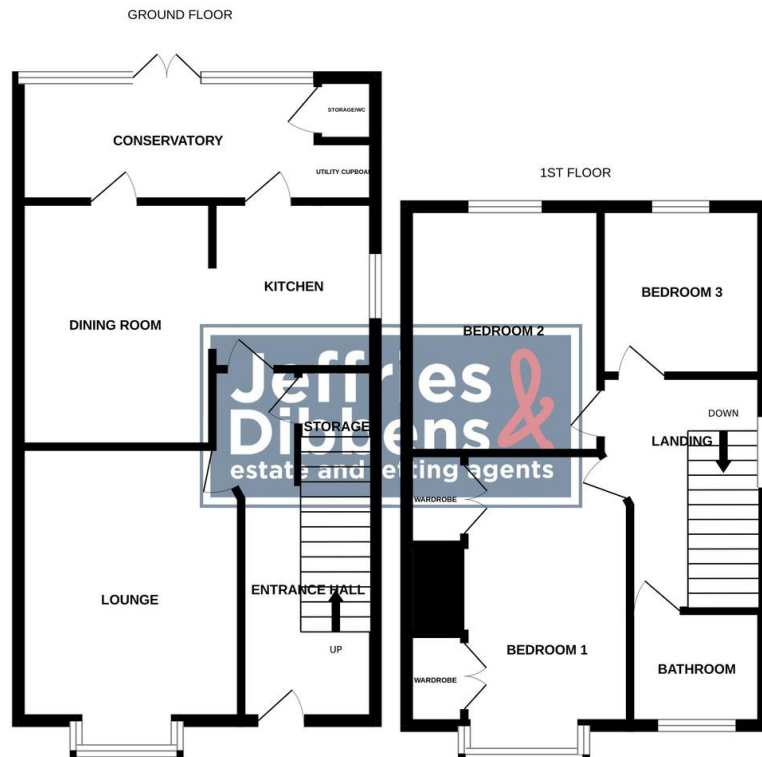
BATHROOM Window to front aspect, panel enclosed bath with electric shower over, wash hand basin and WC.

OUTSIDE Front - Block paved off road parking.

REAR GARDEN Mostly laid to lawn, patio area.

GARAGE Up and over door.





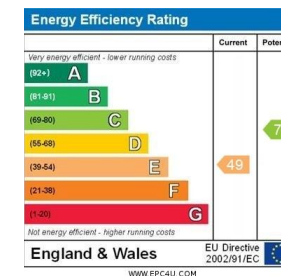
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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