

GUIDE PRICE **£300,000**

**130 Hart Plain Avenue**

Waterlooville, PO8 8PP



## PROPERTY SUMMARY

MODERNISATION THROUGHOUT REQUIRED. We are delighted to present for sale this 2 bedroom detached bungalow located in Cowplain. The property is offered for sale with no forward chain and viewing is advised. The property needs updating throughout and offers a wonderful opportunity for those wanting a blank canvas to update and improve to their taste. There are 2 double bedrooms, large lounge, large kitchen and a bathroom. Externally there are gardens to both the front and rear and a driveway leading to a carport providing off road parking. To arrange your viewing contact us as sole agents







**ENTRANCE HALL** Door and window to front aspect, radiator, doors to:

**KITCHEN** 13' 10" x 10' 10" (4.22m x 3.3m) Windows to front and side aspects, door to side aspect, radiator, pantry style cupboard, range of cupboards, units and work surfaces, sink unit with mixer tap, space for cooker, plumbing for washing machine, space for fridge, spot lighting, door to inner hallway.

**LOUNGE** 17' 01" x 10' 11" (5.21m x 3.33m) Window to front aspect, gas fire with back boiler.

**INNER HALLWAY** Access to loft, cupboard housing tank, doors to:

**BATHROOM** Window to side aspect, heated towel rail, panelled bath with shower, WC, hand wash basin.

**BEDROOM 1** 13' 11" x 10' 11" (4.24m x 3.33m) Window and door to rear garden, radiator.

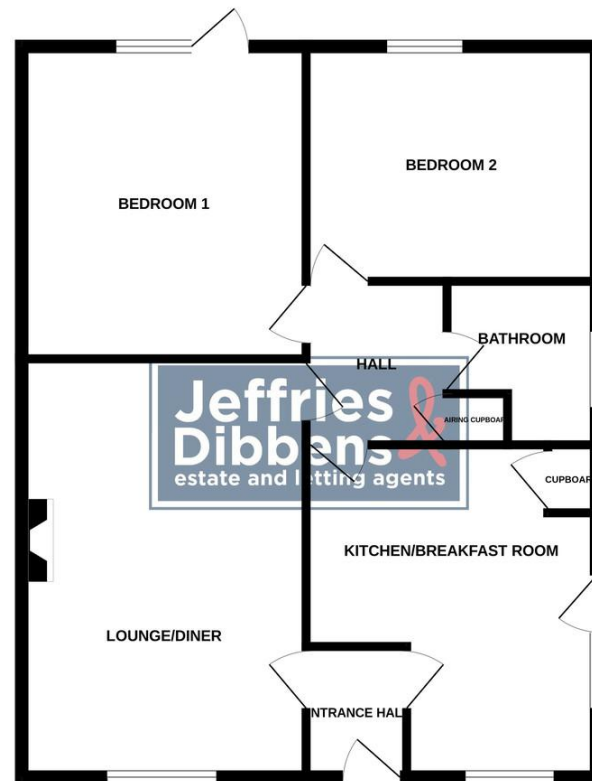
**BEDROOM 2** 10' 04" x 10' 05" (3.15m x 3.18m) Window to rear aspect, radiator.

**OUTSIDE** Front - Large front garden laid to lawn, own driveway leading to:

**CARPORT** Door to rear garden.

**REAR GARDEN** Mostly laid to lawn patio area, shed, covered side area.

GROUND 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 C

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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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