

**£280,000**

**Bushy Mead**

Widley, PO7 5DY



## PROPERTY SUMMARY

Located in a popular area of Widley we are delighted to offer for sale this 2 bedroom semi detached bungalow in Bushy Mead. This charming property needs a little updating in places and offers a wonderful opportunity to extend and develop further if required. The accommodation comprises 2 bedrooms, lounge, bathroom and kitchen. Externally there is a large garden to the front which offers potential for off road parking and a large, private south facing garden to the rear. Early viewing is advised and can be arranged by contacting us as sole agents.







**ENTRANCE HALL** Radiator, access to loft, doors to:

**BEDROOM 1** 12' 09" x 9' 09" (3.89m x 2.97m) Window to front aspect, radiator.

**BEDROOM 2** 8' 10" x 6' 05" (2.69m x 1.96m) Window to front aspect, radiator.

**BATHROOM** Obscured window to side aspect, extractor fan, WC, panelled bath with shower over, hand wash basin with mixer tap, tiled surround.

**LOUNGE** 13' 02" x 11' 06" (4.01m x 3.51m) Double doors to rear aspect, radiator, obscured window to side aspect.

**KITCHEN** 10' 09" x 9' 07" (3.28m x 2.92m) Window & door to rear aspect, obscured window to side aspect, radiator, range of wall and base units with work surfaces over, wall mounted boiler with cupboard over, integrated fridge/freezer, space for cooker, inset stainless steel sink with mixer tap and integral draining board, space & plumbing for washing machine.

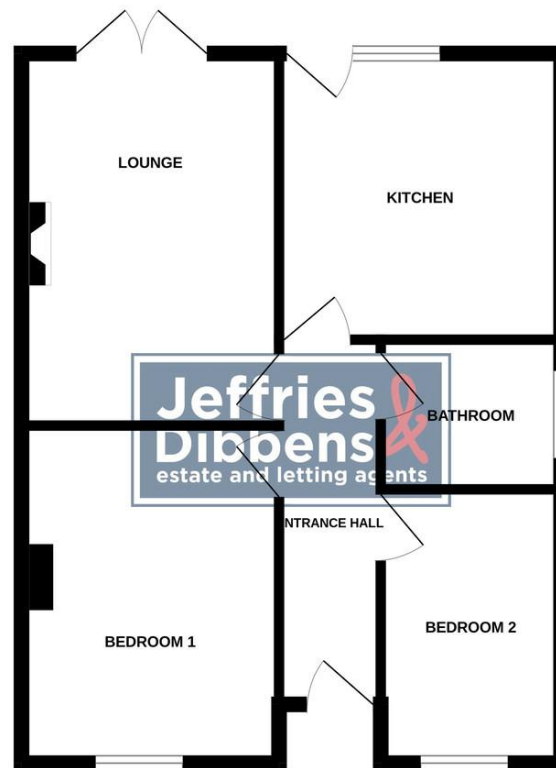
## **OUTSIDE**

**FRONT** Mostly laid to lawn, mature plants, trees & shrubs, patio area with path leading to front, gated side access to rear garden, possible off road parking.

**REAR GARDEN** South facing and mostly laid to lawn with well mature trees, plants & shrubs, patio area with paths leading to different sections, small pond, outside power, outside tap, shed, gated side access leading to front garden.



# 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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