

**Guide Price £325,000**

**Lansdowne Avenue**

Widley, PO7 5BL

## PROPERTY SUMMARY

No forward chain! We are delighted to present for sale this extended 2 bedroom detached bungalow in Lansdowne Avenue, Widley. The property would benefit from being modernised throughout. Accommodation compromises of 2 bedrooms, bathroom suite, lounge and kitchen/diner. Externally there is a rear garden, a garage and driveway providing off road parking. To arrange your accompanied viewing contact us as sole agents today!





**ENTRANCE HALL** Window to side aspect, radiator, fitted cupboard housing utility meter and consumer unit, access to boarded loft area with power and lighting, potential to convert into accommodation subject to local planning consent.

**BEDROOM 1** 11' 8" x 10' 9" (3.56m x 3.28m) Window to front aspect, radiator.

**BEDROOM 2** 8' 7" x 8' 4" (2.62m x 2.54m) Window to side aspect, radiator.

**LOUNGE** 18' 2" x 10' 0" (5.54m x 3.05m) Feature fireplace with wood surround and gas fire with back boiler for central heating, dual windows to side aspects, radiator, door to:

**KITCHEN/DINER** 18' 1" x 8' 7" (5.51m x 2.62m) Windows to rear and side aspect, range of wall and base units complemented with work surfaces over incorporating stainless steel double drainer sink unit with mixer tap over, door to rear aspect and porch leading to garden, four ring gas hob, space and plumbing for washing machine and space for tumble dryer, radiator, fitted storage cupboard housing utility meter.

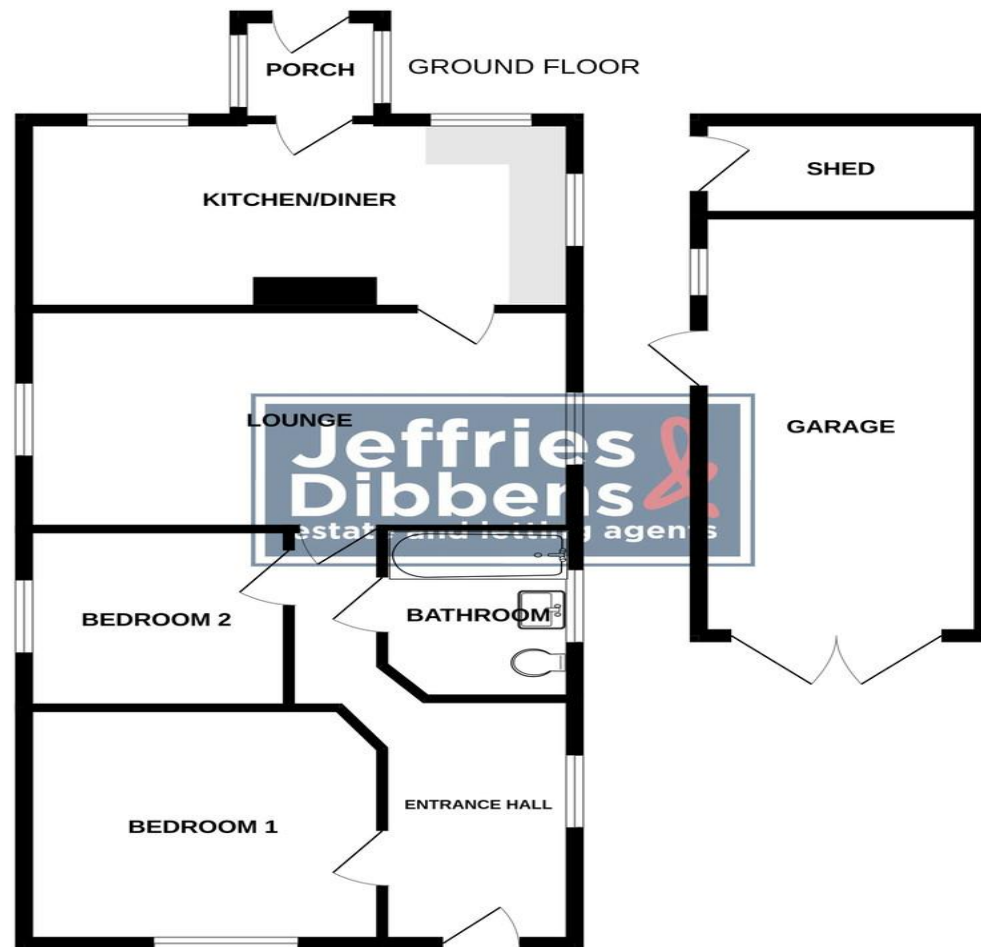
**BATHROOM** Window to side aspect, panelled bath with shower attachment over, wash hand basin, radiator, W.C.

## OUTSIDE

**REAR GARDEN** Area laid to lawn, patio, hard stand/ driveway directly outside the detached garage with double gated access leading to the driveway and frontage, outside tap.

**GARAGE** 19' 7" x 9' 4" (5.97m x 2.84m) Double doors to the front, personal door to side aspect, window to side aspect, covered car 'inspection pit', lighting and power points, attached brick shed at the rear with lighting and own timber door to side aspect.

**FRONT GARDEN** Driveway providing off road parking leading down the side of the property.



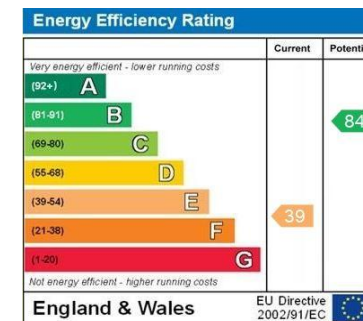
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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