



£365,000

Martin Avenue

Denmead, PO7 6NS

PROPERTY SUMMARY

Located in the popular village of Denmead with its semi rural backdrop and range of amenities we are delighted to offer for sale this extended 2 bedroom semi detached bungalow in Martin Avenue. This beautifully presented home needs to be seen internally and internal viewings are very strongly advised. The property boasts 2 bedrooms, a superb modern shower room, fitted kitchen and lounge which both open on to a wonderful open plan dining area with lantern style roof. externally there is off road parking and own driveway to the garage as well as a beautifully maintained and private rear garden. Local bus routes, shops and facilities are a short distance away. To arrange your viewing contact us as sole agents today.





ENTRANCE HALL Radiator, access to loft via hatch, door to:

LOUNGE 14' 11" x 10' 8" (4.55m x 3.25m) Radiator, chimney breast with tiled hearth and fitted log burner, Karndean flooring, opening into:

DINING ROOM 18' 2" x 10' 8" (5.54m x 3.25m) Large lantern style roof, spot lights, under floor heating, Karndean flooring, cupboards with worktop over and large bi-fold doors accessing rear garden, space for fridge/freezer, space and plumbing for washing, opening into:

KITCHEN 9' 10" x 8' 1" (3m x 2.46m) Window to side aspect, a range of wall and base units incorporating sink unit, built in oven, integrated hob above with fitted extractor hood over.

BEDROOM 1 13' 0" x 10' 8" (3.96m x 3.25m) Window to front aspect, radiator.

BEDROOM 2 8' 2" x 7' 10" (2.49m x 2.39m) Window to front aspect, radiator.

SHOWER ROOM Window to side aspect, shower cubicle, wash hand basin, heated towel rail, W.C, fully tiled.

OUTSIDE

REAR GARDEN Gated side access, area laid to lawn with paved patio area which also gives access to the garage.

FRONT Large driveway providing off road parking.

GARAGE Up and over front door, with lighting and power.





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
Winchester City 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	79 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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