



£350,000
Park Avenue
Widley, PO7 5HQ

PROPERTY SUMMARY

Charming Two-Bedroom Detached Bungalow with Stunning Mature Garden – Probate Sale. Offered to the market with no onward chain, this two-bedroom bungalow presents an opportunity for buyers seeking a property they can modernise, extend and make their own. While requiring updating throughout, the bungalow offers well-proportioned accommodation and tremendous potential to create a comfortable and stylish home tailored to individual tastes and requirements. Externally there is a garden to the front with the potential for off road parking in addition to a side garage with drive. To the rear a beautiful, mature garden with greenhouse and conservatory. To arrange your viewing contact us today.





HALLWAY Storage cupboard, door to:

LOUNGE 12' 11" x 11' 5" (3.94m x 3.48m) Window to front aspect, radiator.

BEDROOM 1 12' 0" x 9' 8" (3.66m x 2.95m) Window to front aspect, radiator.

BEDROOM 2 12' 10" x 8' 11" (3.91m x 2.72m) Window to rear aspect, radiator, storage cupboard.

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

DINING ROOM 12' 10" x 11' 4" (3.91m x 3.45m) Window to rear aspect, radiator, door to:

KITCHEN 15' 3" x 5' 11" (4.65m x 1.8m) Windows to side and rear aspect, radiator, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space and plumbing for washing machine, dish washer, fridge/freezer, door to:

REAR PORCH Window to side and rear aspect, door to rear garden.

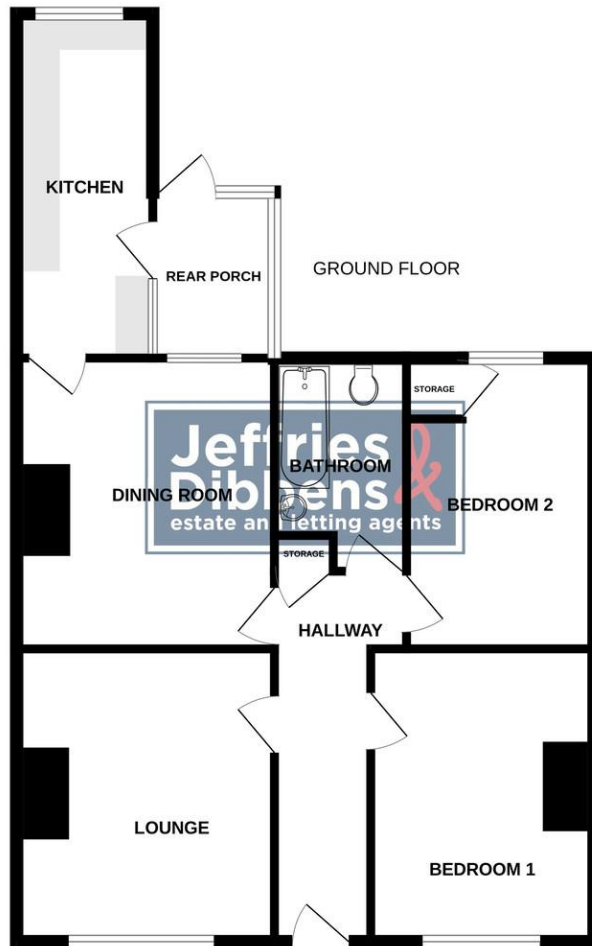
OUTSIDE

REAR GARDEN Large area laid to lawn, outside tap, greenhouse, shed, gated side access.

GARAGE

FRONT GARDEN Area laid to lawn.





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		83 B
69-80	C		
55-68	D		
39-54	E	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.



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