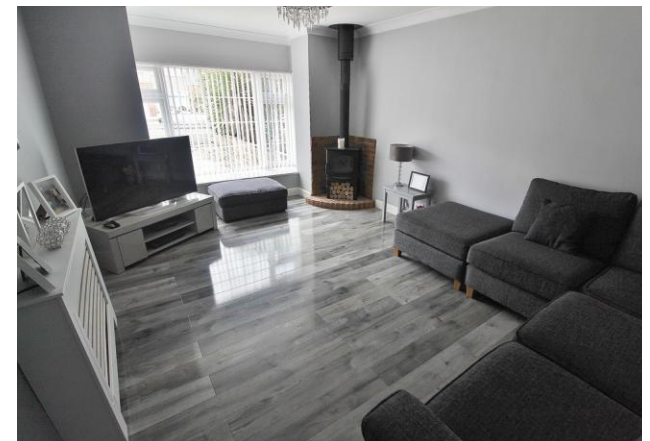
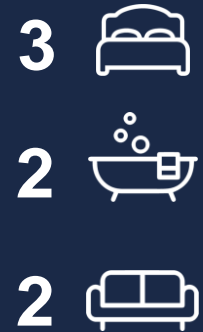




£420,000
Lily Avenue
Widley, PO7 5BQ

PROPERTY SUMMARY

We are delighted to offer for sale this very well presented 3 bedroom semi detached property located in a popular area of Widley. This extended family property has a large number of benefits and internal viewings are very strongly advised. The property boasts 3 double bedrooms arranged over 2 floors, 2 bathroom suites, a large separate lounge with log burner and a fabulous open plan kitchen/diner. Externally there is off road parking for a number of vehicles and a beautiful well maintained rear garden. Early interest is expected so to avoid disappointment contact us as sole agents today.





ENTRANCE HALL Door to side aspect, radiator, large walk in storage cupboard, doors to:

BEDROOM 3 10' 07" x 10' 01" (3.23m x 3.07m) Window to front aspect, radiator.

LOUNGE 15' 11" x 11' 02" (4.85m x 3.4m) Bay window to front aspect, radiator, log burner.

SHOWER ROOM Window to side aspect, heated towel rail, shower cubicle, WC, hand wash basin with vanity surround and cupboard under, extractor.

KITCHEN/DINER 26' 08" max x 20' 05" (8.13m x 6.22m) Window and double doors to rear garden, 'Lantern' style roof window, radiator, spot lighting, 1 1/2 bowl sink unit with mixer tap, built in double oven, hob and extractor, integrated fridge, freezer and dishwasher, breakfast bar, stairs to first floor, door to:

UTILITY ROOM Window to side aspect, work surface with plumbing for washing machine under, wall mounted boiler, tiled flooring, extractor.

FIRST FLOOR Landing - Doors to:

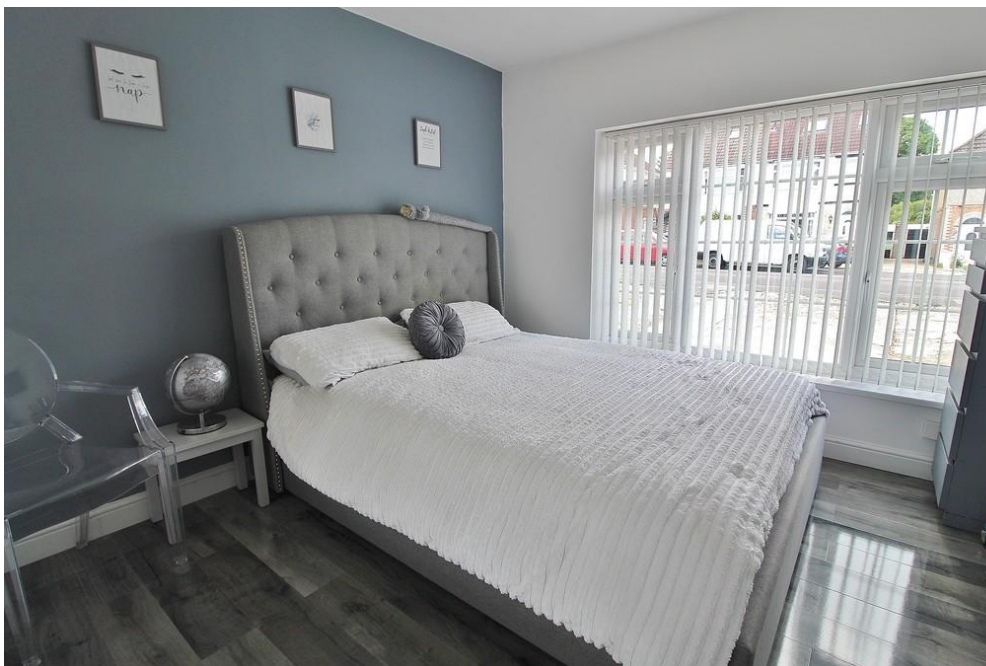
BEDROOM 1 20' 09" x 9' (6.32m x 2.74m) Twin windows to rear aspect, radiator.

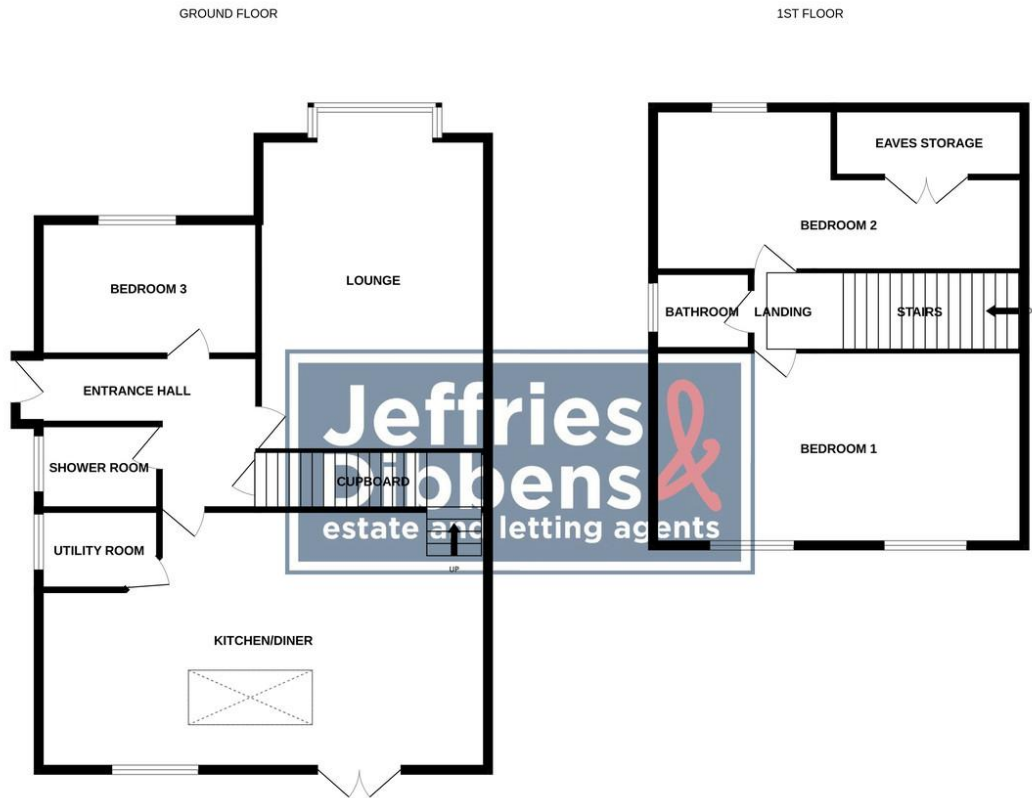
BEDROOM 2 21' max x 11' max (6.4m x 3.35m) Window to front aspect, radiator, eaves storage.

BATHROOM Window to side aspect, heated towel rail, panelled bath, hand wash basin with vanity surround and cupboard under, WC, tiled flooring.

OUTSIDE Front - Off road parking for multiple vehicles, gated side access to:

REAR GARDEN Beautiful landscaped rear garden with large patio area and large lawned area, extensive range of mature shrub and plant borders, pond, timber shed, outside lighting, log store.





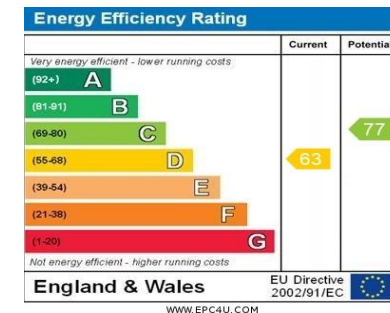
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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