



**£395,000**  
**Serpentine Road**  
Widley, PO7 5EE

## PROPERTY SUMMARY

We are delighted to offer for sale this very well presented 3 bedroom semi detached family home located in Widley. The property is decorated to a high standard throughout and internal viewings are very strongly advised. The property boasts 3 first floor bedrooms, a fabulous 4 piece bathroom suite, lounge, dining room and a modern fitted kitchen. Externally there is a private rear garden and to the front there is a large garden with considerable off road parking. The property is situated within walking distance of several popular schools and early interest is expected. To arrange your viewing contact us as sole agents today!





**ENTRANCE HALL** Window and door to front aspect, floor to ceiling radiator, under stair cupboard, part wood panelled wall, LVT flooring, stairs to first floor, door to:

**LOUNGE/DINER** 24' 08" x 14' 09" max (7.52m x 4.5m) Bow window to front aspect, double doors and windows to rear garden, 2 radiators, gas fire, entrance to:

**KITCHEN** 9' 10" x 8' 2" (3m x 2.49m) Window and door to rear aspect, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, built in oven, hob and extractor, integrated dishwasher and washing machine, space for fridge freezer, LVT flooring, spot lighting.

**FIRST FLOOR** Landing - Window to side aspect, radiator, access to loft, airing cupboard housing boiler, doors to:

**BEDROOM 1** 12' 05" x 10' 10" (3.78m x 3.3m) Bow window to front aspect, radiator, built in wardrobe, spot lighting.

**BEDROOM 2** 11' 06" x 10' 05" (3.51m x 3.18m) Window to rear aspect, radiator, spot lighting, part wood panelled.

**BEDROOM 3** 10' 02" max x 7' max (3.1m x 2.13m) Window to front aspect, radiator, spot lighting, part panelled wall.

**BATHROOM** 10' 01" x 5' 06" (3.07m x 1.68m) Two windows to rear aspect, heated towel rail, panelled bath with mixer tap, double shower cubicle, WC, hand wash basin with vanity surround and drawers under, spot lighting, part tiled.

**OUTSIDE** Front - Large lawned area, large driveway providing off road parking, gated side access to:

**REAR GARDEN** Mostly laid to lawn patio area, wood chipping area, shingled area with planters, outside tap, light and power point.





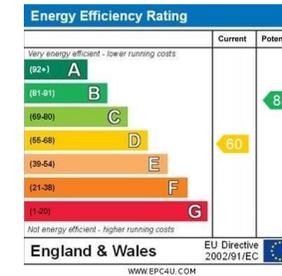
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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