



£315,000
Dell Close
Widley, PO7 5AY

PROPERTY SUMMARY

No forward chain! Located in a quiet cul-de-sac in a popular part of Widley, we are delighted to offer for sale this 3 bedroom semi detached property in Dell Close. The property has been priced to attract immediate interest. The property does require some updating throughout and boasts gas central heating, double glazing, 3 good sized first floor bedrooms, bathroom suite, 2 reception rooms and a fitted kitchen. Externally there is a large front garden with the potential for considerable off road parking, a rear garden which ascends the dell and a garage. The property is offered for sale with no forward chain and internal viewings are strongly advised.





ENTRANCE HALL Door and window to front aspect, radiator, stairs to first floor, door to:

LOUNGE 14' 1" max x 12' 5" max (4.29m x 3.78m) Window to front aspect, 2 radiators, under stair cupboard, fireplace.

DINING ROOM 10' 8" x 7' 9" (3.25m x 2.36m) Two windows to rear aspect, radiator, door to:

KITCHEN 10' 6" x 7' 4" (3.2m x 2.24m) Window to rear aspect, door to side, radiator, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit with mixer tap, integrated double oven, hob and extractor, integrated washing machine, spot lighting, tiled flooring.

FIRST FLOOR Landing - Window to side aspect, access to loft, doors to:

BEDROOM 1 13' 8" x 9' 1" (4.17m x 2.77m) Window to front aspect, radiator, wardrobe.

BEDROOM 2 10' 5" x 9' 5" (3.18m x 2.87m) Window to rear aspect, radiator, wardrobe.

BEDROOM 3 10' 9" x 6' 2" (3.28m x 1.88m) Window to front aspect, radiator, airing cupboard housing boiler.

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

WC Window to side aspect, WC, fully tiled.

OUTSIDE Front - Large front garden which is fully lawned and could (subject to PP) be converted into considerable off road parking.

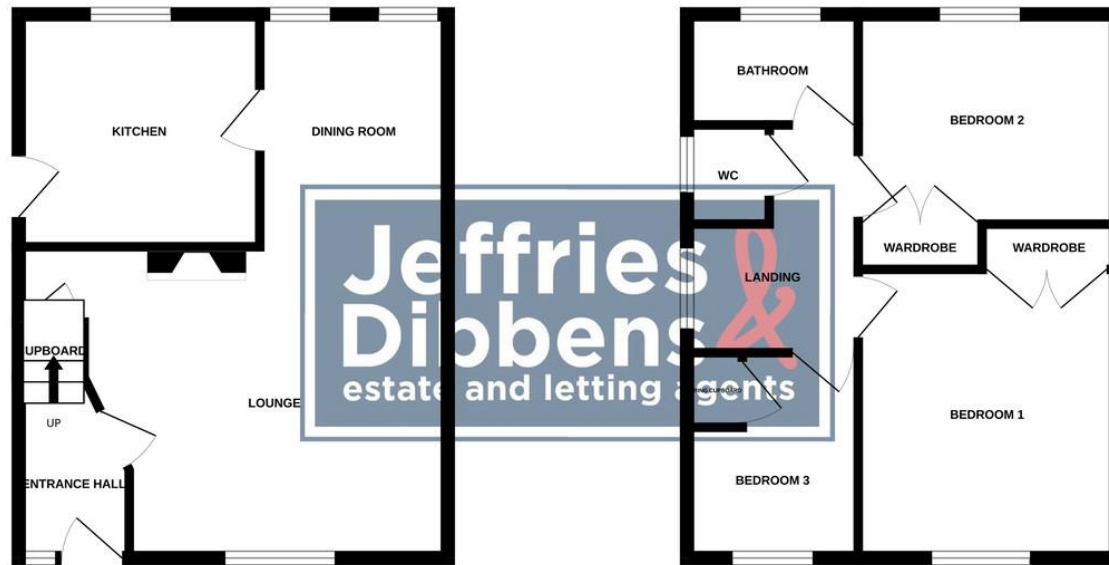
REAR GARDEN Large patio area, outside tap, gated side access, large array of trees leading up the dell.

GARAGE Up and over door, located in block next door.



GROUND FLOOR

1ST FLOOR



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		85
B		
(69-80)		
C		
(55-68)	67	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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