



£415,000
Hillside Avenue
Widley, PO7 5BB

PROPERTY SUMMARY

Located in a popular area of Widley we are delighted to offer for sale this extended 3/4 bedroom semi detached property in Hillside Avenue. This spacious family home has a large number of benefits and internal viewings are strongly advised. The property boasts 3 first floor bedrooms plus an additional loft room which is being used as a 4th bedroom, modern shower room, lounge, conservatory and dining room which opens onto a modern fitted kitchen. Externally there is a south facing garden and a block paved driveway providing off road parking. Early viewing is strongly advised and can be arranged by contacting us as sole agents today!





ENTRANCE PORCH Front and side aspect double glazed window, radiator, tiled to floor, double glazed door to:

ENTRANCE HALL Front aspect double glazed window and door, stairs to first floor with storage cupboard under, radiator, doors to:

LOUNGE 13' 11" x 12' 6" (4.24m x 3.81m) Front aspect double glazed bay window, radiator, wood burner with surround and hearth.

DINING ROOM 18' 7" x 12' 3" (5.66m x 3.73m) Rear aspect double glazed patio doors to garden, feature gas fire with surround and hearth, radiator, open plan to:

KITCHEN 11' x 8' 10" (3.35m x 2.69m) Rear and side aspect double glazed window, rear aspect double glazed door to conservatory, USB charging point, tiling to floor, spot lights, range of fitted eye and base level units with worktops over, AEG integral dishwasher, AEG induction hob with extractor hood over and splash, integral fridge/freezer, single sink with mixer tap, AEG double oven and warming draw.

CONSERVATORY 11' 3" x 9' 2" (3.43m x 2.79m) Rear and side aspect double glazed windows, side aspect double glazed French doors to gardens, space for washing machine, radiator.

FIRST FLOOR Stairs to second floor, doors to:

BEDROOM 1 14' 9" x 11' 5" (4.5m x 3.48m) Front aspect double glazed window, radiator, fitted wardrobe, airing cupboard with Vaillant boiler, radiator.

BEDROOM 2 12' 3" x 10' 06" (3.73m x 3.2m) Rear aspect double glazed window, radiator, fitted wardrobe.

BEDROOM 3 9' 2" x 7' 6" (2.79m x 2.29m) Rear aspect double glazed window, radiator, fitted range of wardrobes.

SHOWER ROOM Front aspect double glazed window, inset lights, vanity wash hand basin, mirror with shaver point, shower cubicle, W.C, heated towel rail, tiling to floor and walls, under floor heating.

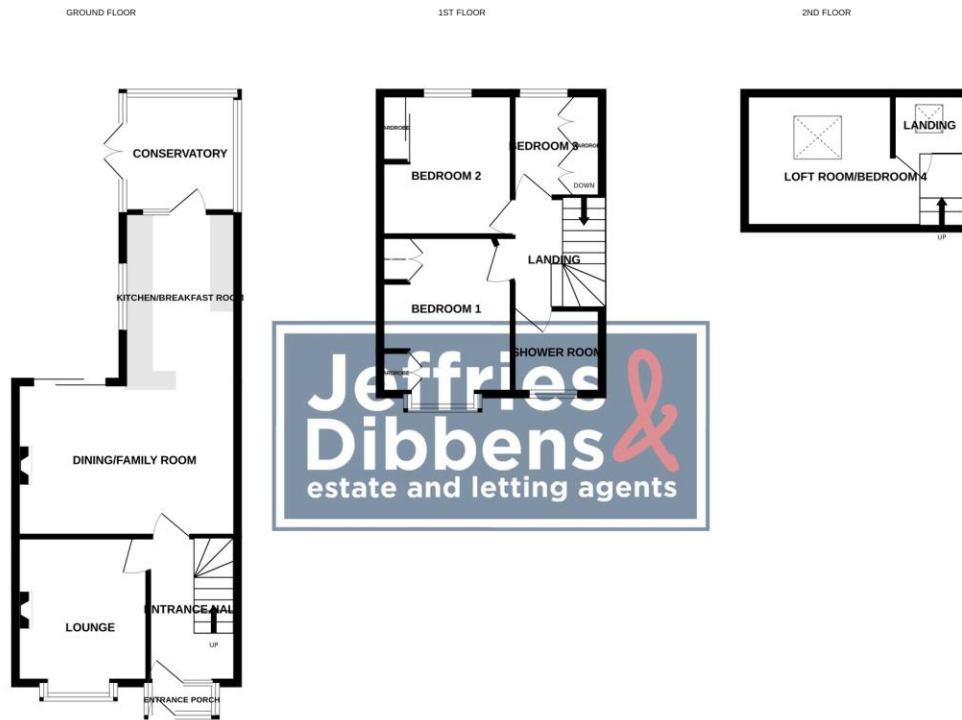
SECOND FLOOR Landing - Rear aspect double glazed Velux window, eaves storage, door to:

LOFT ROOM /BEDROOM 4 14' 1" x 11' 6" (4.29m x 3.51m) Rear aspect double glazed Velux window, eaves storage.

OUTSIDE Front - The front of the property has a block paved driveway providing parking for multiple vehicles and a side shared driveway providing access to the rear garden.

REAR GARDEN The rear garden is of a southerly aspect and has a patio area, outside tap, scattered shrubs and trees, and a shed/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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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.



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