



**£375,000**

**Lone Valley**

Widley, PO7 5DZ

## PROPERTY SUMMARY

Located in a highly regarded area of Widley, we are delighted to offer for sale this beautifully presented 2 bedroom semi detached bungalow in Lone Valley. The property has been lovingly improved and maintained and now benefits from a fitted kitchen opening on to the conservatory, four piece bathroom suite, 2 bedrooms, lounge and separate W.C. Externally there is off road parking a good size well maintained west facing rear garden and detached double garage with work shop to the rear. Early interest is expected so to avoid disappointment contact us as sole agents today!

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**ENTRANCE HALL** Window to side aspect, radiator, storage cupboard housing gas and electrical meters, doors to:

**BEDROOM 2** 9' 10" x 7' 10" (3m x 2.39m) Curved window to side aspect, radiator.

**BEDROOM 1** 126' 10" x 12' 5" (38.66m x 3.78m) Curved window to front aspect, window to front, radiator, fitted double wardrobes.

**BATHROOM** Window to side aspect, bath tub, shower cubicle, freestanding hand wash basin with storage under, WC, heated towel rail, extractor fan, part panelled surround.

**LOUNGE** 12' 11" x 12' 5" (3.94m x 3.78m) 2x window to rear aspect, double door leading through to conservatory, radiator, gas fire.

**CONSERVATORY** 17' 8" x 9' 8" (5.38m x 2.95m) Windows & 2x double doors to rear aspect, 2x radiator, opening to:

**KITCHEN** 11' 0" x 10' 0" (3.35m x 3.05m) Window to rear aspect, door to side aspect, range of wall and base units with breakfast bar, part tiled surround 1 1/2 sink unit incorporating draining board, eye level grill and integrated eye level oven, integral dishwasher, plumbing & space for washing machine, space for free standing fridge freezer, integrated gas hob with extractor hood over, tiled flooring throughout, door to separate WC.

**WC** Window to side aspect, radiator, wall mounted Valliant boiler, tiled floor to ceiling.

## OUTSIDE

**FRONT** Block paved driveway, entrance to front, gated access to rear.

**REAR GARDEN** Mostly laid to lawn with paved area's for seating, mature tree's including palm tree with flower bedding, door into large garage, gate front & rear aspect.

**GARAGE** 24' 9" x 20' 7" (7.54m x 6.27m) Private road leading to double doors of garage, shelving, power & lighting.



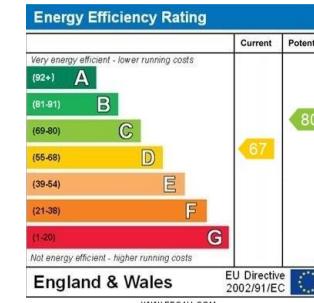
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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