

£335,000

Broadlands Avenue

Waterlooville, PO7 7JE

PROPERTY SUMMARY

Located within walking distance of Waterlooville town centre we are delighted to offer for sale this well presented 2 bedroom semi-detached bungalow in Broadlands Avenue. The property is offered for sale with no forward chain and internal viewings are very strongly advised. The property boasts 2 well-proportioned bedrooms, a modern fitted shower room, fitted kitchen, large lounge and a conservatory. Externally there is a private rear garden and a garage with own driveway providing off road parking. Properties in this location are very popular and early interest is expected. To arrange your viewing contact us as sole agents.

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ENTRANCE HALL Door to side, radiator, storage cupboard, access to loft, spot lighting, doors to;

BEDROOM 2 11' 03" x 8' 01" (3.43m x 2.46m) Window to front aspect, radiator.

BEDROOM 1 13' 03" x 11' 06" (4.04m x 3.51m) Bowed window to front aspect, shutters, radiator.

SHOWER ROOM Window to side aspect, heated towel rail, shower cubicle, WC, hand wash basin, majority tiled.

LOUNGE 15' 07" x 11' 06" (4.75m x 3.51m) Radiator, sliding door to conservatory.

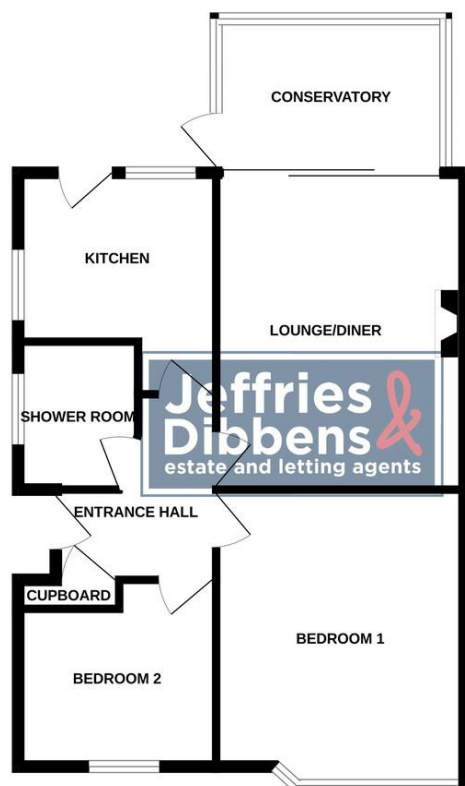
CONSERVATORY 11' 02" x 8' 01" (3.4m x 2.46m) Windows to side and rear aspect, door to side, radiator, power.

KITCHEN 10' 02" x 08' 05" (3.1m x 2.57m) Window's to side and rear aspect, door to rear, range of cupboards, units and work surfaces, inset sink, mixer tap, double oven, hob and extractor, integrated fridge, freezer and washing machine, concealed wall mounted boiler, under unit lighting.

GARDEN Mostly laid to lawn, summer house, gated side access, outside light, door to garage, block paved side garden, outside tap.

GARAGE Up and over door, power, window to side aspect.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	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.

**Jeffries
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