



£400,000
Lansdowne Avenue
Widley, PO7 5BL

PROPERTY SUMMARY

Offered with no forward chain. We are delighted to offer for sale this spacious 3/4 bedroom semi detached bungalow in Widley. This extended family home is sure to attract immediate and internal viewings are very strongly advised. The property offers 3/4 double bedrooms arranged over 2 floors, 3 bathroom suites, an extended kitchen/diner and a conservatory. Externally there is a large rear garden and of road parking. The property is offered with no forward chain and internal viewings are very strongly advised. Contact Jeffries & Dibbens as sole agents today.

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LOUNGE 20' 8" x 10' 3" (6.3m x 3.12m) Bay window to front aspect, 2 radiators, storage, door to:

BEDROOM /RECEPTION 12' 4" x 9' 10" (3.76m x 3m) Window to side aspect, radiator.

BATHROOM Extractor fan, shower cubicle, wash hand basin, W.C.

KITCHEN/DINER 20' 8" x 8' 11" (6.3m x 2.72m) Two sets of windows to the rear aspect, radiator, a range of wall and base units incorporating sink with drainer unit, integral dish washer, built in oven, hob with extractor fan over, space for fridge freezer.

CONSERVATORY 12' 9" x 9' 0" (3.89m x 2.74m) Space and plumbing for washing machine, windows to rear and side aspect, door to rear garden.

LANDING

BEDROOM 1 11' 1" x 10' 10" (3.38m x 3.3m) Window to front aspect, radiator, two sets of storage cupboard one housing the boiler, door to:

ENSUITE Shower cubicle, heated towel rail, wash hand basin, W.C.

BEDROOM 2 11' 0" x 10' 11" (3.35m x 3.33m) Window to rear aspect, radiator.

BEDROOM 3 9' 6" x 8' 8" (2.9m x 2.64m) Window to rear aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

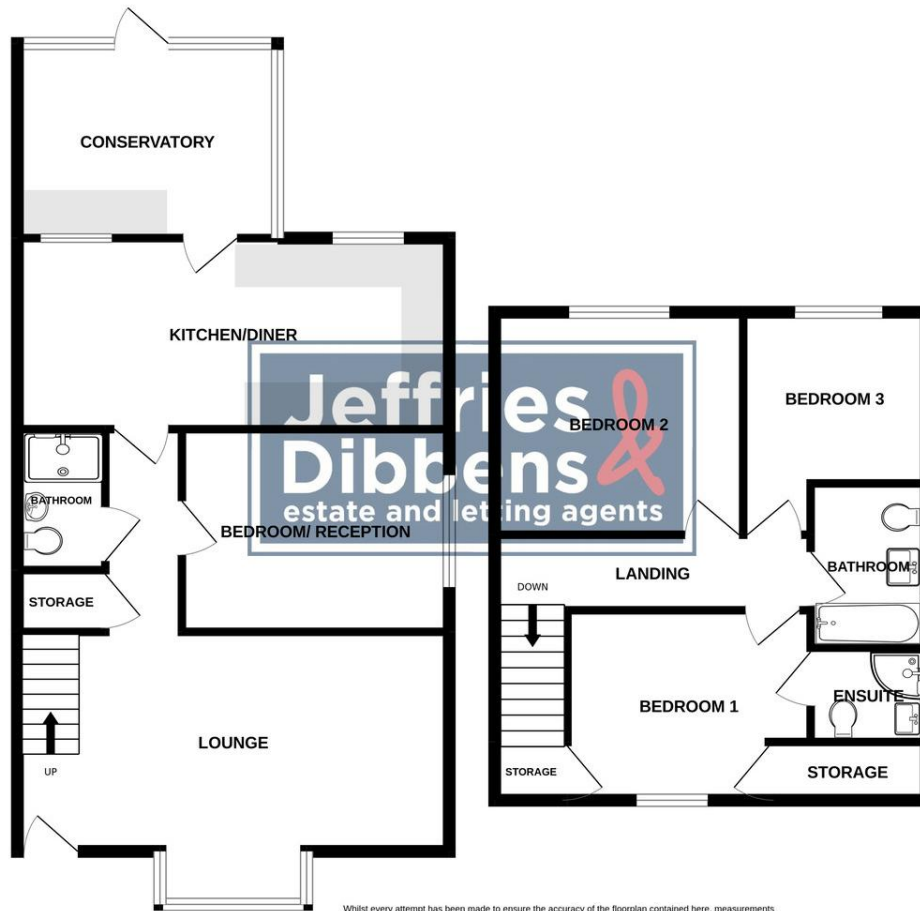
REAR GARDEN Large area laid to lawn, shingle laid area, decking, patio area, outside tap, gated side access, side door to:

GARAGE 24' 0" x 11' 3" (7.32m x 3.43m) Up and over garage door, side door.

FRONT GARDEN Block paved driveway providing off road parking.

AGENTS NOTE Council Tax: Havant Borough Council - Band C





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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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estate and letting agents

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