
Jeffries & Dibbens
estate and letting agents
Guide Price £340,000 - £350,000
Victoria Avenue
Widley, PO7 5BN

PROPERTY SUMMARY

Located in a popular area if Widley, we are delighted to offer for sale this very well presented and deceptively spacious 2 bedroom semi detached bungalow in Victoria Avenue. This property has a large number of benefits and internal viewings are very strongly advised. The property benefits from 2 reception rooms, 2 double bedrooms, a fitted kitchen, modern bathroom suite and a conservatory. Externally there is off road parking for several vehicles, a garage (part converted) and good size pleasant south facing garden. Internal viewings are very strongly advised and can be arranged by contacting us as sole agents.

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DINING HALL 13' 11" x 10' 05" (4.24m x 3.18m) Two windows to side aspect, door to side, radiator, wooden flooring, access to loft, doors to:

KITCHEN 14' 03" x 6' 08" (4.34m x 2.03m) Windows to both sides, door to rear garden, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap over, space for cooker with extractor hood over, plumbing for washing machine, space for fridge freezer and tumble dryer.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, fully tiled.

LOUNGE 13' 10" x 10' 02" (4.22m x 3.1m) Double doors to conservatory, radiator, original fireplace.

CONSERVATORY 16' 01" x 7' 09 max" (4.9m x 2.36m) Windows to both sides and rear, double doors to garden, light and power, tiled flooring.

BEDROOM 1 15' 02" x 10' 05" (4.62m x 3.18m) Bay window front aspect, radiator, door to:

BEDROOM 2 12' 11" x 9' 02" (3.94m x 2.79m) Window to front aspect, radiator, built in wardrobes.

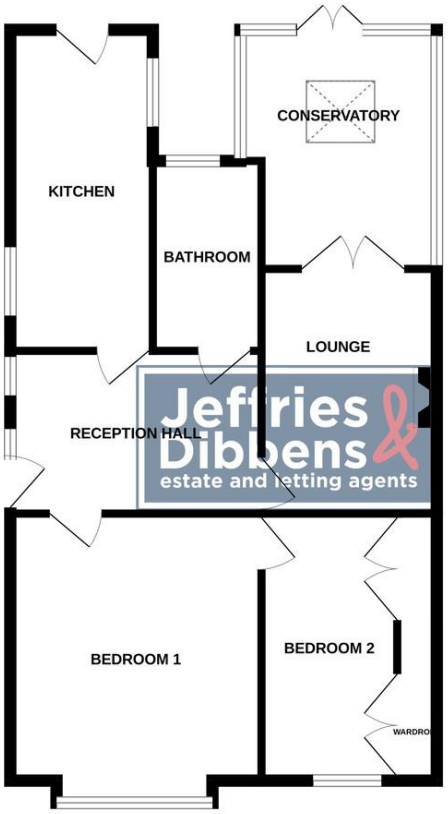
OUTSIDE Front - Off road parking for several vehicles, driveway to:

OUTBUILDING 11' 0" x 7' 06" (3.35m x 2.13m) Up and over door, window to side, light and power, (part converted).

OUTBUILDING 12' 07" x 7' 06" (3.84m x 2.29m) Window to side, light and power.

REAR GARDEN South facing 'Mediterranean' style garden with patio area, lawned area, shrub and flower borders, gated side aspect, outside tap, rear patio area, pond.

GROUND FLOOR



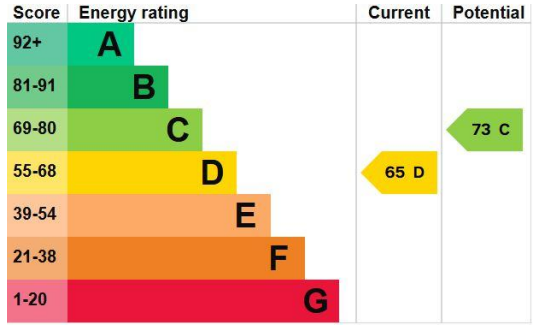
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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