



While every effort has been made to ensure the accuracy of the floor plan and room measurements, A.J.EYRE & SONS, its agents and other third parties accept no responsibility for any errors or omissions. The floor plan and room measurements are for information only and should not be relied upon for any purpose. The floor plan and room measurements are not intended to be used for any purpose other than to provide a general indication of the layout and size of the property. The floor plan and room measurements are not intended to be used for any purpose other than to provide a general indication of the layout and size of the property. The floor plan and room measurements are not intended to be used for any purpose other than to provide a general indication of the layout and size of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

PRICE:£349,995



Lansdowne Avenue, Widley, PO7 5BL

NO FORWARD CHAIN is offered with this TWO BEDROOM DETACHED BUNGALOW in a popular residential area of Widley. Accommodation boasting spacious lounge, kitchen / dining room, driveway providing off road parking leading to the detached garage with CAR INSPECTION PIT.

Entrance

Steps leading to the double glazed front door.

Entrance Hall

Double glazed obscured window to side aspect, radiator, picture rail, fitted cupboard housing utility meter and consumer unit, access to boarded loft area with power and lighting.

Lounge

W: 18' 3" x L: 10' (W: 5.56m x L: 3.05m)

Feature fireplace with wood surround and gas fire with back boiler for central heating, two double glazed windows to side aspects (one of which has obscured glass), radiator, two wall light points, picture rail.

Kitchen / Dining Room

W: 18' 2" x L: 8' 9" (W: 5.54m x L: 2.67m)

Range of wall and base units complemented with work surfaces over incorporating stainless steel double drainer sink unit with mixer tap over, three double glazed windows to side and rear aspects, double glazed door to rear aspect and porch leading to garden, eye level oven, four ring gas hob, space and plumbing for washing machine and space for tumble dryer, radiator, tiled to principle areas, fitted storage cupboard housing utility meter.

Bedroom One

W: 11' 10" x L: 10' 11" (W: 3.6m x L: 3.33m)

Double glazed window to front aspect, radiator, picture rail.

Bedroom Two

W: 8' 6" x L: 8' 8" (W: 2.59m x L: 2.65m)

Double glazed obscured window to side aspect, radiator, picture rail.

Bathroom

W: 5' 11" x L: 6' 11" (W: 1.8m x L: 2.12m)

Suite comprising panelled bath with mixer tap and hand held telephone style shower attachment over, pedestal wash hand basin, low level wc, ladder style radiator, double glazed obscured window to side aspect, tiled to principle areas.

OUTSIDE

The frontage boasts driveway providing off road parking leading down the side of the property, the remainder of the frontage boasts patio slabs for low maintenance, dwarf brick wall to side boundary and mature hedgerow to side and front. The rear garden boasts patio / seating area at the rear with tended lawn. Hard standing / driveway directly outside the detached garage with double gated access leading to the driveway and frontage. Outside tap.

Garage

W: 9' 5" x L: 19' 9" (W: 2.87m x L: 6.02m)

Double doors to the front, personal door to side aspect / garden, glazed window to side aspect, covered car 'inspection pit', lighting and power points. Attached brick shed at the rear with lighting and own timber door to side aspect / garden.

