

PRICE:£375,000

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& SONS



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other details are approximate and no responsibility is accepted for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The customer is advised to verify all details and measurements on site before completion of purchase. No liability is accepted for any errors or omissions. Made and obtained 15/05/2023.



Privett Road, Widley, PO7 5JW

IN NEED OF SOME MODERNISATION and offered with NO FORWARD CHAIN. TWO BEDROOM DETACHED BUNGALOW in Widley with GENEROUS SIZED REAR GARDEN. Accommodation boasting spacious kitchen / breakfast room, spacious lounge / dining room, gas heating, driveway providing off road parking, NON ESTATE LOCATION.

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>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Entrance Porch

Double glazed front door, internal double glazed door to entrance hall.

Entrance Hall

Radiator, coved and textured ceiling with access into loft area, cupboard housing wall mounted boiler for central heating.

Kitchen / Breakfast Room

W: 10' 9" x L: 17' 2" (W: 3.28m x L: 5.24m)

(Maximum measurements). Matching range of wall and base units complemented with work surfaces over incorporating four ring gas hob with extractor canopy over, eye level double oven, integrated dishwasher, space and plumbing for washing machine, space for fridge / freezer, radiator, tiled to principle areas, double glazed window to side and rear aspects, double glazed door to rear lobby.

Rear Lobby

W: 7' 5" x L: 4' 8" (W: 2.27m x L: 1.43m)

Double glazed window to rear aspect, double glazed doors to front and rear aspects, tiled flooring, radiator, textured ceiling.

Lounge / Dining Room

W: 13' 11" x L: 24' 9" (W: 4.24m x L: 7.55m)

Feature fireplace with wood surround, marble effect back and hearth, gas living flame effect fire, two double glazed windows to side aspect, double glazed sliding patio doors to 'lean to', smoothed ceiling, two radiators.

Bedroom One

W: 11' 5" x L: 15' 10" (W: 3.48m x L: 4.83m)

Double glazed lead light effect bow window to front aspect, range of fitted bedroom furniture, radiator, coved and textured ceiling.

Bedroom Two

W: 10' 9" x L: 8' 5" (W: 3.29m x L: 2.57m)

Double glazed lead light effect bow window to front aspect, radiator, coved and textured ceiling.

Bathroom

Suite comprising panelled bath with wall mounted shower and shower screen, pedestal wash hand basin, close coupled low level wc, radiator, tiled to principle areas, double glazed obscured window to side aspect, textured ceiling.

OUTSIDE

The frontage boasts driveway providing off road parking with mature planting. Gated side access leads to the rear garden. The generous rear boasts extensive patio / seating area with the remainder mainly laid with lawn, mature planting complement the boundaries, detached timber sheds and greenhouse to remain.

