





WELCOME *Home*

O'Hara Properties are delighted to have been favoured to offer for sale this spacious five bedroom double fronted extended detached house which has commercial usage for the retail selling and the preparation of motor vehicles. Located on London Road, Widley, the property is conveniently located close to local shops and transport facilities on offer in Purbrook. Accommodation on the ground floor comprises of a family room, dining room, sitting room, large kitchen/breakfast room, and utility room and downstairs WC, whilst on the first floor the property has five good sized bedrooms, two bathrooms/WC's and a shower room. There is also access to the loft. Outside in the rear garden there is three bedroom bungalow with kitchen/living room and a shower room/WC. There is also an additional store room. On the front of the property there is space for a dozen motor vehicles, currently being used as a car lot. There is a double garage with an additional storage area just off it. The property is being sold with the benefit of no upper chain. Viewing strictly by appointment only.



OHARA PROPERTIES AND ESTATES
 69-71 London Road
 Waterlooville Hampshire
 PO7 7EX
 Company Registration Number: 13624992

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

FEATURES

- DOUBLE FRONTED DETACHED HOUSE
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN
- GARDEN ROOM
- TRIPLE LENGTH GARAGE
- GOOD SIZE REAR GARDEN
- CAR LOT TO FRONT
- ONE THIRD COMMERCIAL USE
- CHAIN FREE SALE

London Road, Widley, Waterlooville, PO7

Approximate Area = 2228 sq ft / 206.9 sq m
 Annexe = 593 sq ft / 55.1 sq m
 Garage / Store = 907 sq ft / 84.3 sq m
 Outbuilding = 332 sq ft / 30.8 sq m
 Total = 4060 sq ft / 377.1 sq m
 For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2023. Produced for O'Hara Properties and Estates Ltd. REF: 1011690