



£255,000
32 Ellisfield Road
Havant, PO9 5AY

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom family home has recently undergone renovations including a new kitchen and bathroom. This well presented accommodation comprises hallway, lounge, modern fitted kitchen and a separate dining room, the first floor landing leads to three well proportioned bedrooms and a four piece bathroom suite. There is potential for off road parking (subject to the usual permissions) and a rear garden which you can add your own stamp on. An internal viewing is essential to appreciate the work that has gone into modernising this spacious family home, contact us at your soonest opportunity to arrange your appointment.

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HALLWAY

LOUNGE 12' 11" x 12' 8" (3.94m x 3.86m)

KITCHEN 10' 4" x 9' 4" (3.15m x 2.84m)

DINING ROOM 10' 4" x 8' 11" (3.15m x 2.72m)

LANDING

BEDROOM ONE 13' x 11' (3.96m x 3.35m)

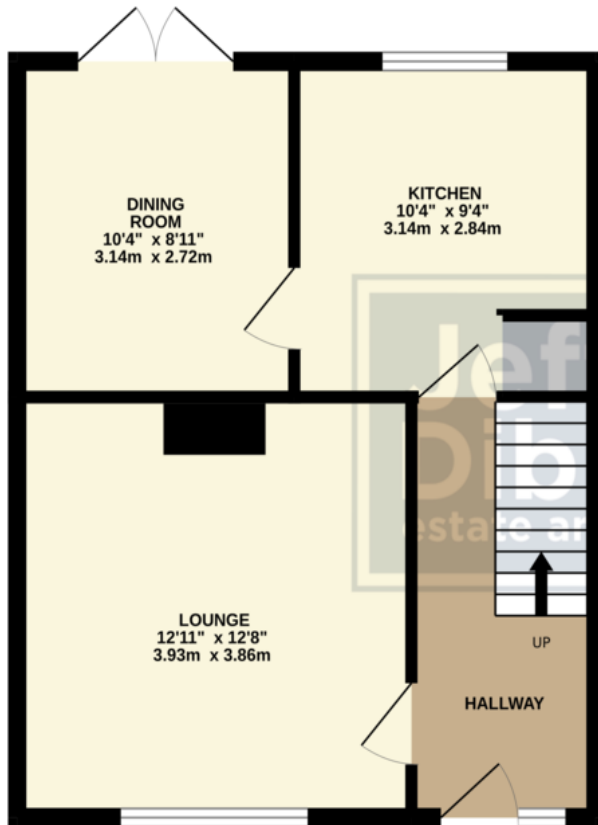
BEDROOM TWO 11' x 10' 5" (3.35m x 3.18m)

BEDROOM THREE 9' 9" x 7' 9" (2.97m x 2.36m)

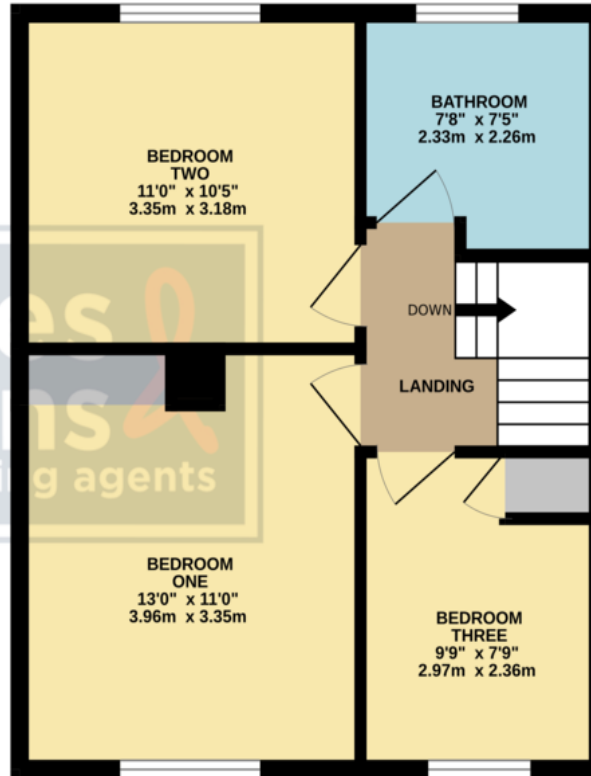
BATHROOM 7' 8" x 7' 5" (2.34m x 2.26m)



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

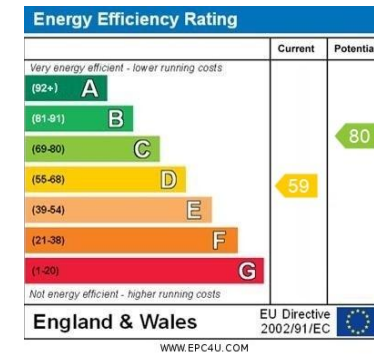
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk