



£240,000
16 Silkstead Avenue
Havant, PO9 5EJ

We are delighted to bring to the market this lovely mid terraced property which we believe would make an ideal first home. Located in a quiet residential area and just a short walk from local attraction Staunton Farm and Country Park, as well as local transport links and various amenities. Downstairs you will find a spacious lounge and kitchen/breakfast room, with upstairs comprising two double bedrooms and shower room. Externally, you will find an idyllic, well-tended garden with patio area and brick built shed space and a neat front garden. Viewing is essential to appreciate the potential on offer here. Contact us to arrange an appointment at your earliest convenience.





HALL

LOUNGE 12' 1" x 14' 3" (3.68m x 4.34m)

KITCHEN/BREAKFAST ROOM 18' 11" x 6' 11" (5.77m x 2.11m)

STAIRS

LANDING

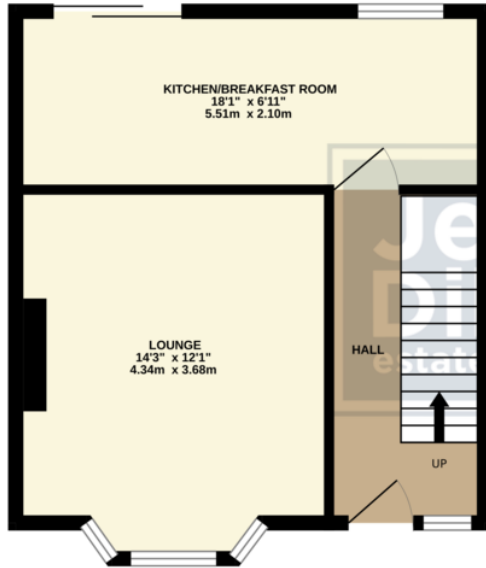
SHOWER ROOM 6' 9" x 5' 1" (2.06m x 1.55m)

BEDROOM ONE 14' 6" x 9' 9" (4.42m x 2.97m)

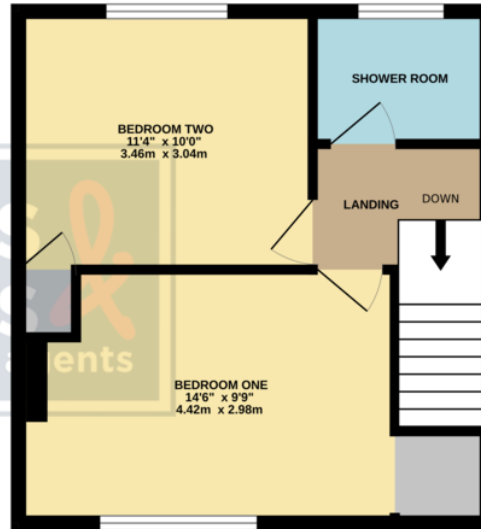
BEDROOM TWO 11' 4" x 10' (3.45m x 3.05m)



GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 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.
Made with Metropix ©2024

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	88
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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