

£270,000

18 Broadmere Avenue

Havant, PO9 5HX

PROPERTY SUMMARY

This well presented three bedroom terrace home is nicely situated only a half mile from Staunton Farm and with schools nearby making it an ideal home for a young family. The property also comprises a lounge, kitchen and upstairs bathroom with separate cloakroom. Outside there is a block paved garden with parking for two cars and a south facing rear garden with large patio, lawn garden and brick store shed which backs onto a small copse in the school playing fields. Viewing recommended.





HALL

KITCHEN 12' 10" x 7' 5" (3.91m x 2.26m)

LOUNGE/DINER 18' 5" x 13' 7" (5.61m x 4.14m)

LANDING

BEDROOM ONE 13' 1" x 11' 8" (3.99m x 3.56m)

BEDROOM TWO 11' 8" x 6' 11" (3.56m x 2.11m)

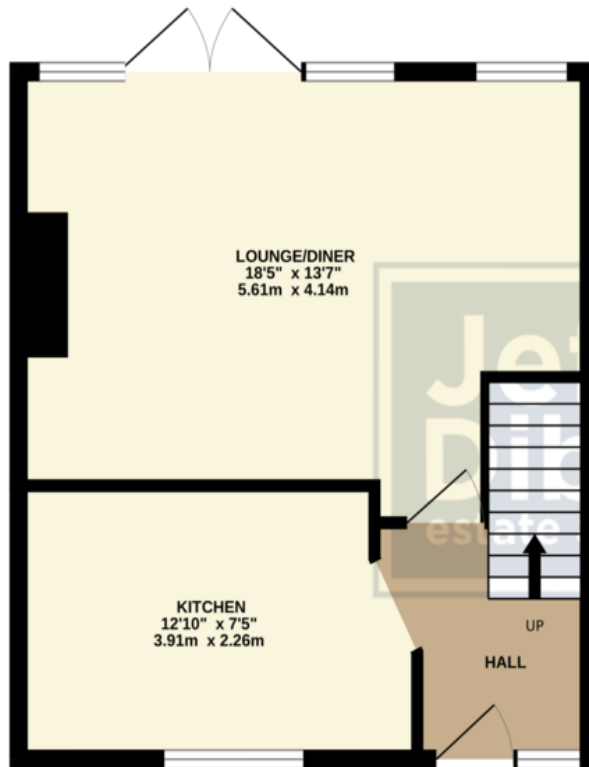
BEDROOM THREE 9' 4" x 7' 5" (2.84m x 2.26m)

BATHROOM 6' 2" x 5' 3" (1.88m x 1.6m)

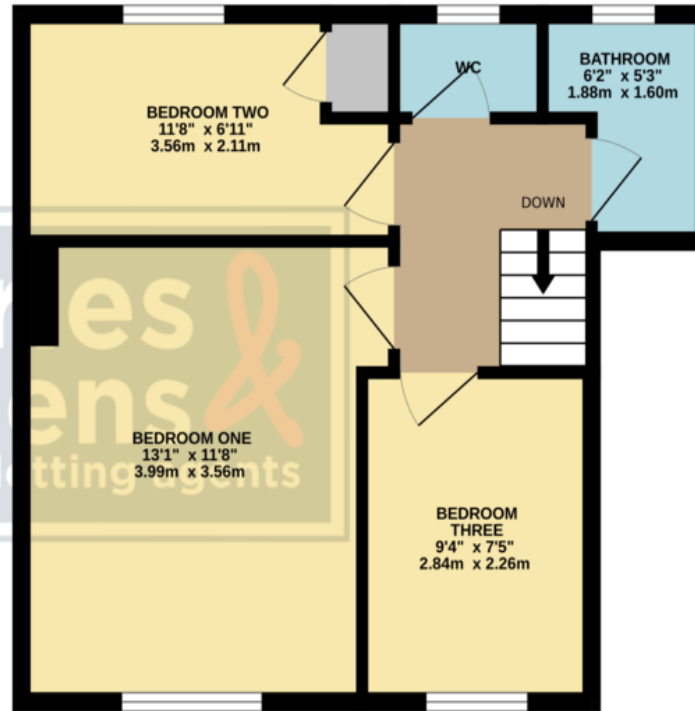
WC



GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 817sq.ft. (75.9 sq.m.) approx.

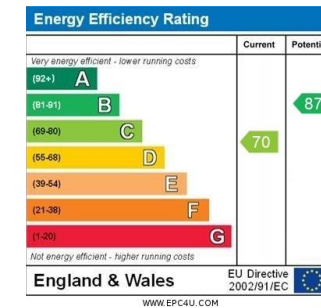
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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