

£315,000
22 Iris Close
Havant, PO9 2FY

PROPERTY SUMMARY

Pleasantly situated in this lovely cul-de-sac within a well regarded modern estate in Denvilles, this two bedroom semi detached home benefits from 2 allocated parking spaces to the front and a well maintained rear garden. The well presented accommodation comprises ground floor WC, contemporary kitchen and spacious lounge/diner with the first floor landing leading to the family bathroom suite and two double bedrooms with ensuite to master. The living area has double doors opening onto the rear garden which benefits from side access. This property must be viewed to truly appreciate the quality of accommodation on offer, contact us today to arrange your viewing.





HALL

KITCHEN 10' x 6' 2" (3.05m x 1.88m)

WC

LOUNGE/DINER 17' 4" x 12' 10" (5.28m x 3.91m)

LANDING

BEDROOM ONE 12' 10" x 8' 11" (3.91m x 2.72m)

ENSUITE

BEDROOM TWO 12' 10" x 8' 5" (3.91m x 2.57m)

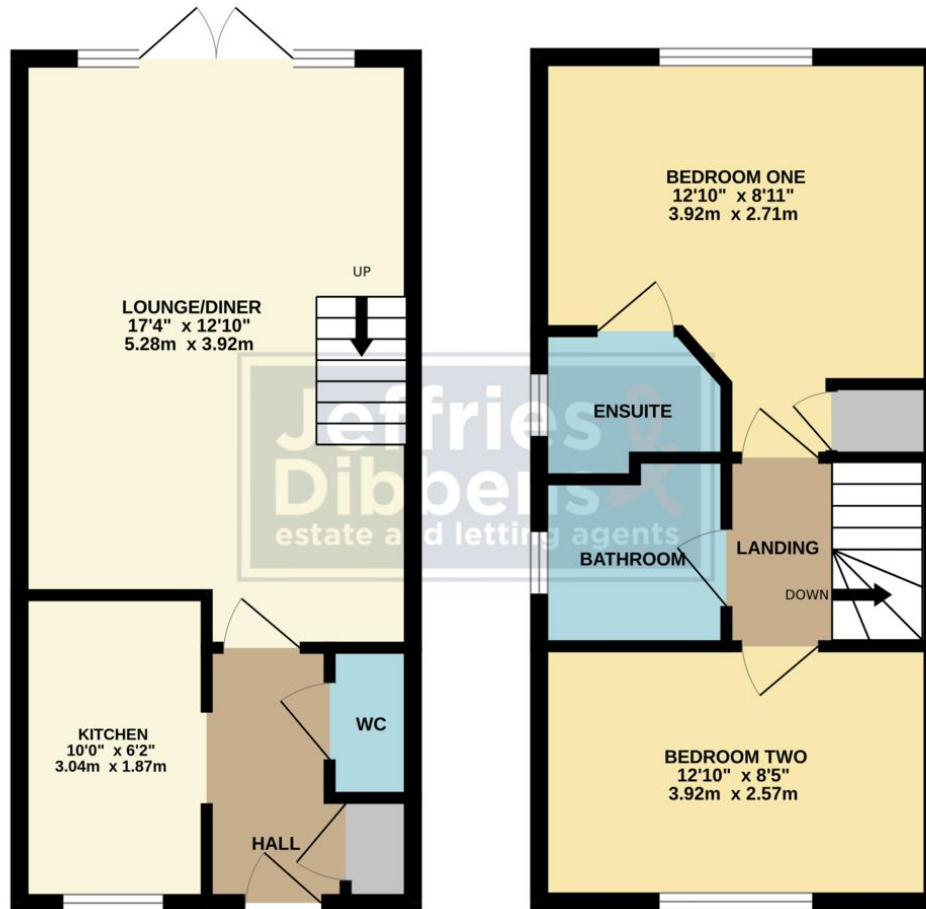
BATHROOM

AGENTS NOTE

We understand there is an annual estate charge of £315.91

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

FIRST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 764sq.ft. (71.0 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 C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

**Jeffries
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