

£380,000
21 Great Copse Drive
Havant, PO9 5BZ

PROPERTY SUMMARY

Offered with No Forward Chain, this semi-detached family home has recently undergone a comprehensive scheme of modernisation. The stylish accommodation comprises a spacious living room, open plan kitchen/diner, ground floor WC and utility with the first floor landing leading to the family bathroom suite and four well proportioned bedrooms with ensuite to master. Externally there is a low maintenance front garden and soon to be finished rear garden with driveway and garage. Located in a well regarded road within easy reach of local amenities we feel this would make a wonderful family home. Contact us to arrange your viewing to appreciate the works that have gone into transforming this lovely home.

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ENTRANCE

LIVING ROOM 24' x 12' (7.32m x 3.66m)

KITCHEN/DINER 20' 10" x 13' 2" (6.35m x 4.01m)

UTILITY

WC

LANDING

BEDROOM ONE 12' 7" x 12' 1" (3.84m x 3.68m)

ENSUITE

BEDROOM TWO 12' 1" x 11' (3.68m x 3.35m)

BEDROOM THREE 13' 7" x 10' (4.14m x 3.05m)

BEDROOM FOUR 10' 1" x 7' 2" (3.07m x 2.18m)

BATHROOM

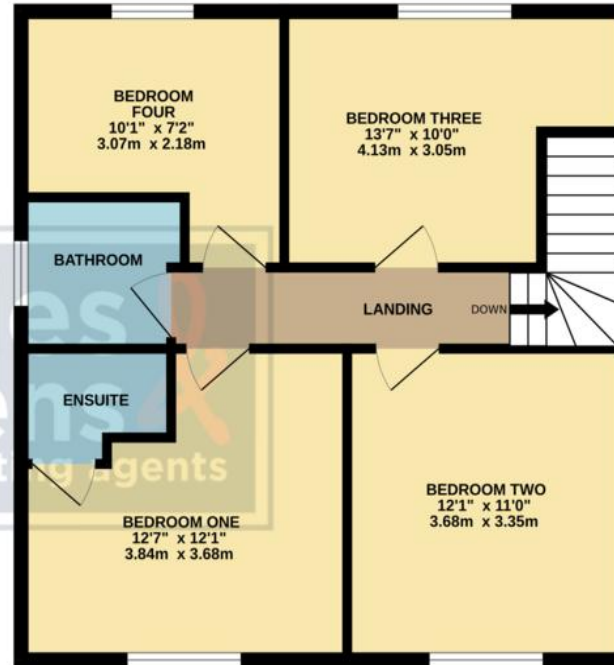
GARAGE



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

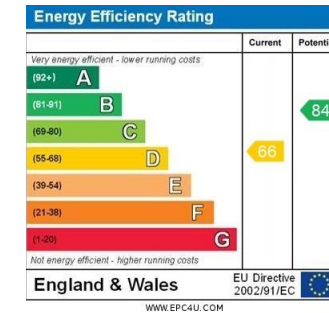
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

**Jeffries
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