

£340,000
23 Old Copse Road
Havant, PO9 2YA

PROPERTY SUMMARY

Pleasantly tucked away in this small Cul-De-Sac off Old Copse Road, this lovely three bedroom semi detached house offers huge scope for modernisation. Located just to the North of Havant Town Centre with its ample local amenities and transport links including the mainline train station. Benefitting from ample off road parking and a garage, the accommodation comprises fitted kitchen, ground floor WC, lounge/diner and conservatory, with the landing leading to the bathroom suite and three bedrooms with built in wardrobes in bedrooms one and two. To truly appreciate the potential on offer here and the lovely peaceful outlook a viewing is essential, contact us today to arrange your appointment.





HALLWAY

WC

KITCHEN 10' x 8' 7" (3.05m x 2.62m)

LOUNGE/DINER 15' 3" x 14' 6" (4.65m x 4.42m)

CONSERVATORY 7' 8" x 7' 8" (2.34m x 2.34m)

LANDING

BEDROOM ONE 11' 4" x 8' 7" (3.45m x 2.62m)

BEDROOM TWO 11' 4" x 8' 7" (3.45m x 2.62m)

BEDROOM THREE 8' x 6' 7" (2.44m x 2.01m)

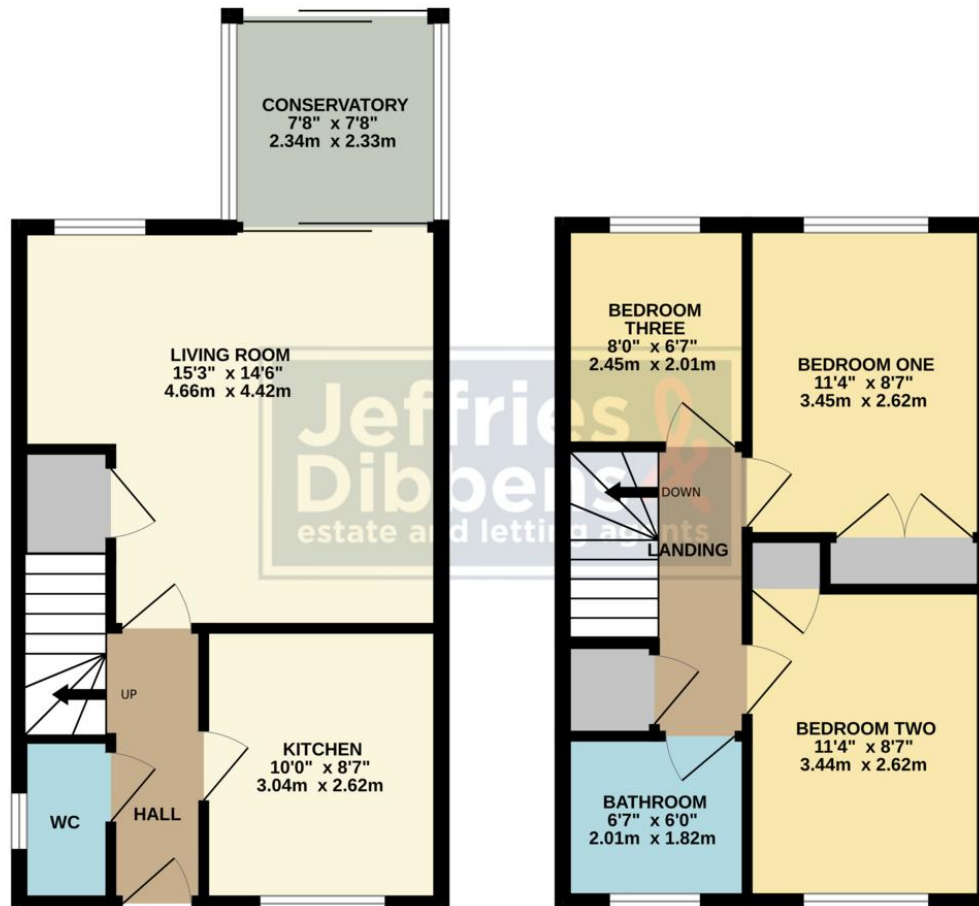
BATHROOM 6' 7" x 6' (2.01m x 1.83m)

GARAGE 17' 0" x 8' 2" (5.18m x 2.49m)



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

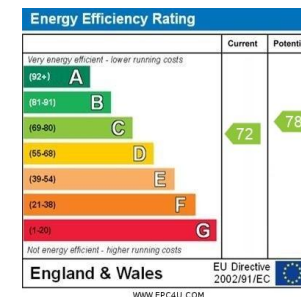
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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