

£330,000
52 Nutwick Road
Denvilles, PO9 2UJ

PROPERTY SUMMARY

Located in a popular road in Denvilles, this stunning three bedroom property has been greatly enhanced by the current owners. On the ground floor the property comprises an entrance hall, a 23ft lounge/dining room, a conservatory and a beautiful modern open-plan kitchen/breakfast room (completed in 2021/2022), the completion of these works also incorporated a utility room with WC. On the first floor, there are two double bedrooms, one single bedroom and a contemporary bathroom suite. Externally to the rear, there is the low maintenance garden with a home office (2022) which has isolated electrics and is fully insulated so it can be used all year round. To the front there is a small garden and off road parking with an electric vehicle charging point. Other benefits also include a small garage/store and a completely new boiler system fitted in December 2021. Viewings are highly recommended to appreciate the quality of the finish to this home.





HALLWAY

LOUNGE/DINER 23' x 13' 6" (7.01m x 4.11m)

CONSERVATORY 10' x 8' 10" (3.05m x 2.69m)

KITCHEN 16' 2" x 9' (4.93m x 2.74m)

UTILITY ROOM/WC 7' 4" x 4' 9" (2.24m x 1.45m)

GARAGE/STORE 9' 2" x 8' 11" (2.79m x 2.72m)

LANDING

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

BEDROOM ONE 13' 9" x 10' 6" (4.19m x 3.2m)

BEDROOM TWO 9' 9" x 8' 10" (2.97m x 2.69m)

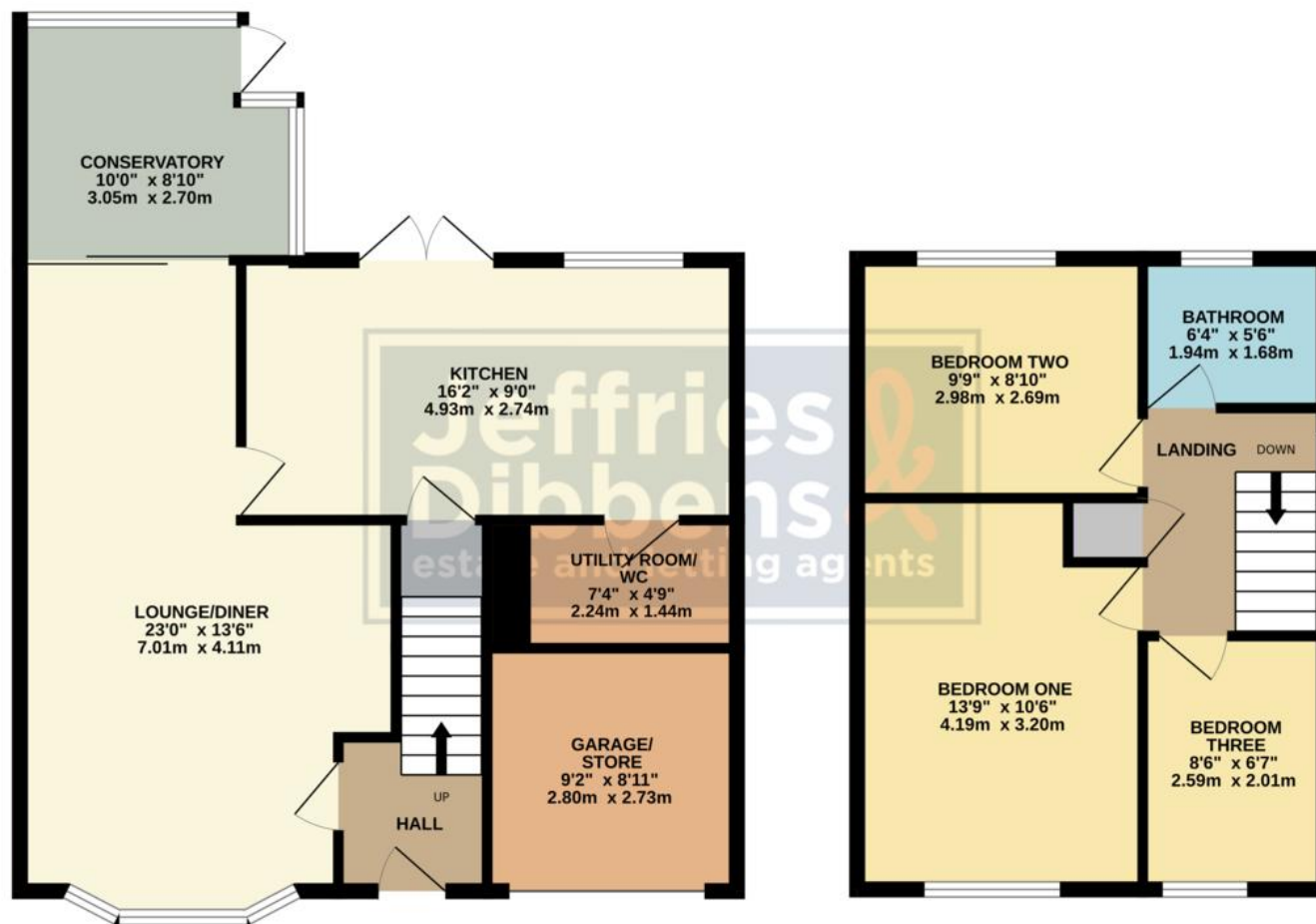
BEDROOM THREE 8' 6" x 6' 7" (2.59m x 2.01m)

SUMMERHOUSE



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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.

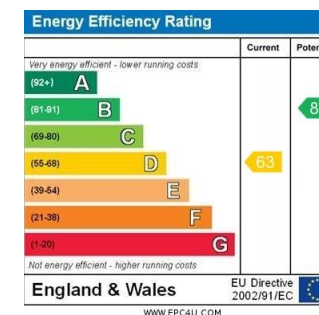
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LOCAL AUTHORITY
Havant Borough Council

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
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