

£265,000
13 Rushmere Walk
Warren Park, PO9 4LY

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom family home has recently undergone a comprehensive scheme of modernisation under current ownership including new kitchen and bathroom. With off road parking and a low maintenance rear garden, the internal accommodation comprises hallway, ground floor WC, stylish fitted kitchen, dining room and lounge, the garage has been converted to an internal room that could be used as a reception room or study. The first floor landing leads to the contemporary bathroom suite and three well proportioned bedrooms. An internal viewing is essential to fully appreciate the quality of accommodation on offer here, contact us today to arrange your viewing

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HALLWAY

RECEPTION/STUDY 18' 4" x 8' 9" (5.59m x 2.67m)

WC

KITCHEN 13' 4" x 9' 2" (4.06m x 2.79m)

DINING ROOM 10' 10" x 8' 1" (3.3m x 2.46m)

LOUNGE 10' 10" x 10' 10" (3.3m x 3.3m)

EXTENSION AREA 18' x 4' 8" (5.49m x 1.42m)

LANDING

BEDROOM ONE 11' 6" x 11' 3" (3.51m x 3.43m)

BEDROOM TWO 10' 5" x 10' (3.18m x 3.05m)

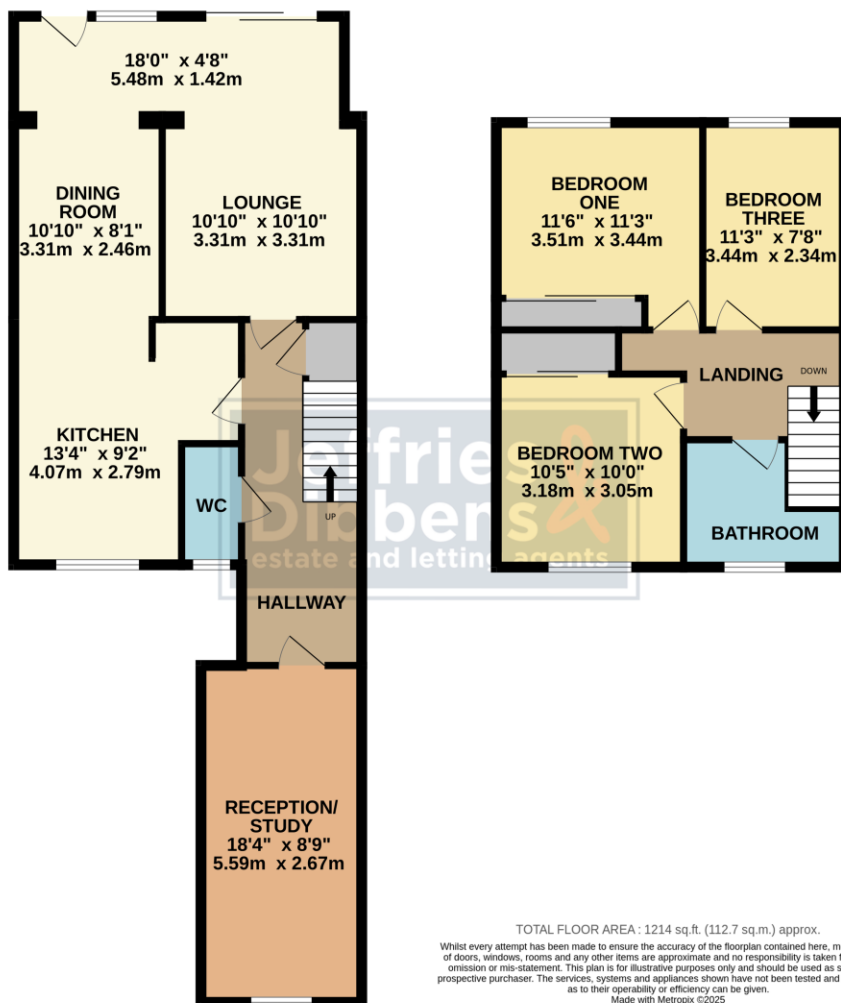
BEDROOM THREE 11' 3" x 7' 8" (3.43m x 2.34m)

BATHROOM



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

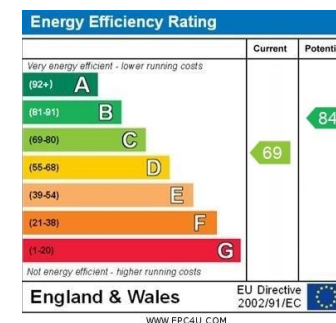


LOCAL AUTHORITY
Havant Borough Council

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.

**Jeffries
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