



GUIDE PRICE

£250,000

64 Catherington Way

Havant, PO9 2BS

PROPERTY SUMMARY

This two bedroom end terraced house has been comprehensively renovated under current ownership, presenting a wonderful opportunity for first time buyers, downsizers and investors alike. Benefitting from a contemporary fitted kitchen (2024) a stylish shower room with underfloor heating, spacious living room with bay window and two double bedrooms with ample built in storage to master. The front garden offers potential for off road parking (subject to the usual permissions) and the rear garden is beautifully maintained with an insulated Garden Room which would make an ideal home office or summerhouse. An internal viewing is essential to truly appreciate the quality of accommodation on offer, contact us today to arrange your viewing.

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HALL

LOUNGE 16' 4" x 10' 10" (4.98m x 3.3m)

KITCHEN 10' x 10' (3.05m x 3.05m)

LANDING

BEDROOM ONE 11' 10" x 9' 5" (3.61m x 2.87m)

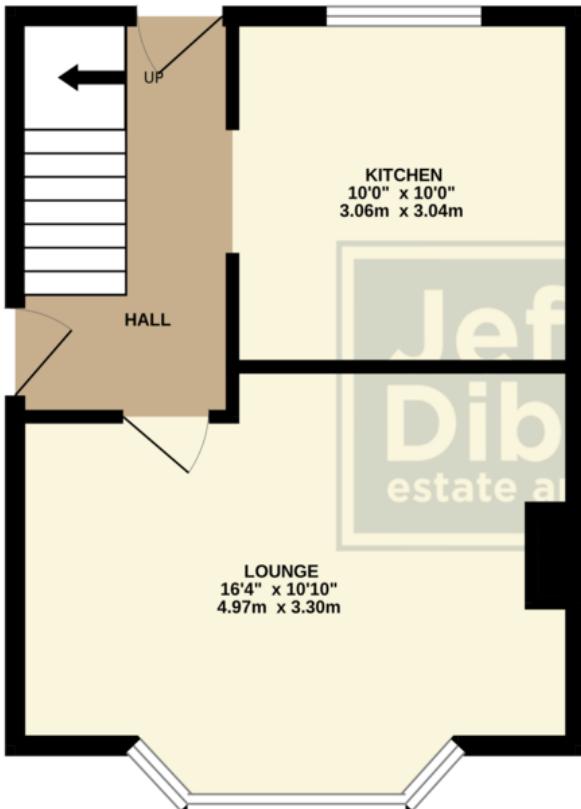
BEDROOM TWO 11' 9" x 10' (3.58m x 3.05m)

SHOWER ROOM

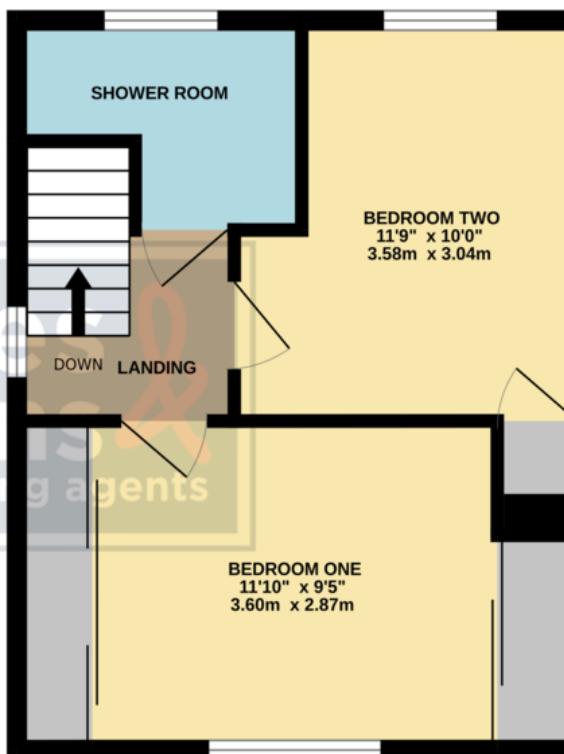


GARDEN ROOM/OFFICE 17' 4" x 7' 10" (5.28m x 2.39m)

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2+)	A	88
(B1-1)	B	
(69-80)	C	
(65-88)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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
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