

£325,000
112 Wendover Road
Havant, PO9 1DW

PROPERTY SUMMARY

Situated close to the heart of Havant Town Centre with its mainline train station, range of shops and eateries, this spacious family home offers ample off road parking to the front. The spacious internal accommodation has been enhanced by a garage conversion, which could be used as a reception room or ground floor bedroom adding to the dual aspect lounge/diner and fitted kitchen/breakfast room. The first floor landing leads to three well proportioned double bedrooms, each with their own built in wardrobes, an additional walk-in-wardrobe that could be used as a study and a WC and bathroom. Outside there is an enclosed rear garden. An internal viewing is essential to truly appreciate the size of accommodation offered by this lovely family home, call us today to arrange your appointment.

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ENTRANCE

LOUNGE 17' 7" x 14' 1" (5.36m x 4.29m)

DINING ROOM 10' x 9' 2" (3.05m x 2.79m)

KITCHEN 12' 10" x 9' 7" (3.91m x 2.92m)

FAMILY ROOM/BEDROOM 17' 7" x 7' 11"
(5.36m x 2.41m)

LANDING

WALK-IN-WARDROBE

BEDROOM ONE 14' 3" x 10' 4" (4.34m x 3.15m)

BEDROOM TWO 11' 6" x 10' (3.51m x 3.05m)

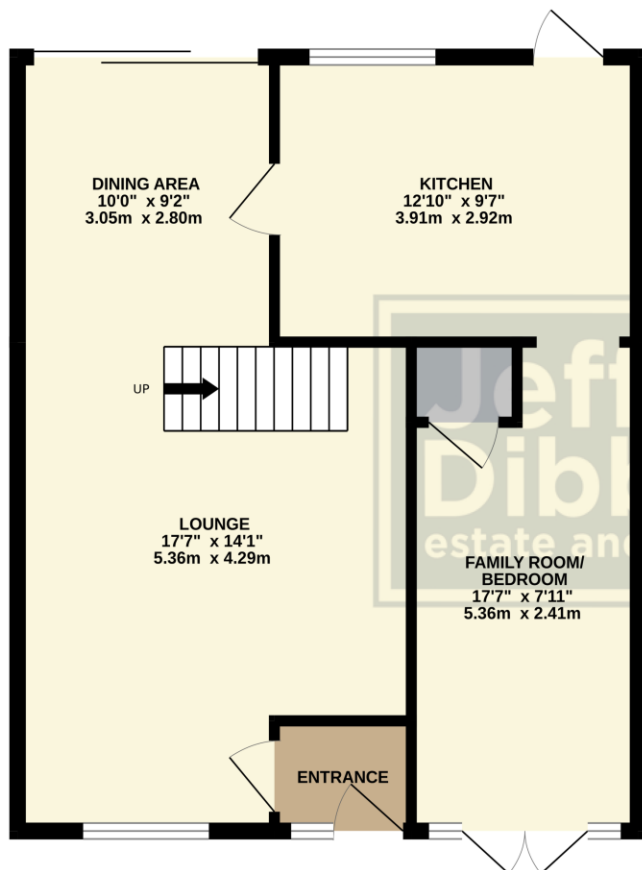
BEDROOM THREE 10' 4" x 8' (3.15m x 2.44m)

WC

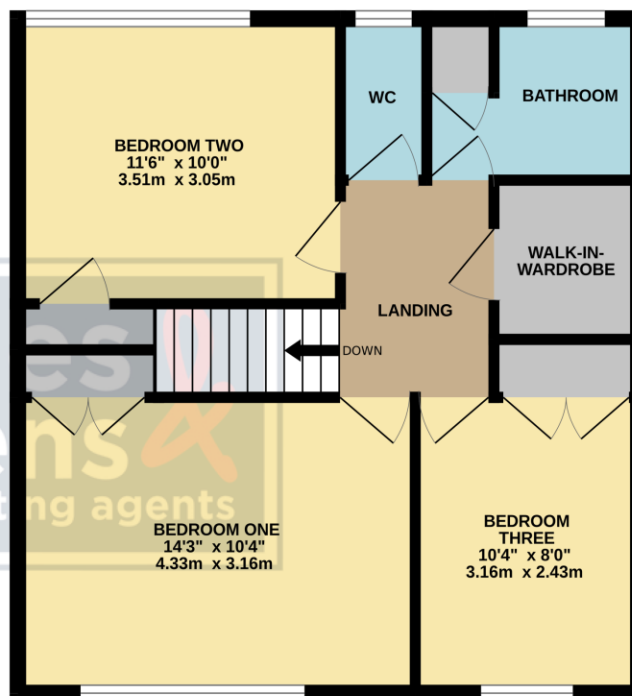
BATHROOM



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

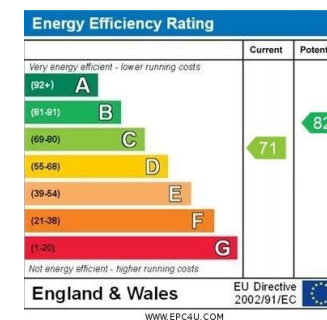
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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