



£340,000
7 Russell Road
Havant, PO9 2DG

PROPERTY SUMMARY

Offered with a complete onwards chain, this spacious three bedroom family home sits well in its generous corner plot. Located less than half a mile from the mainline Havant Train Station offering excellent commuter links, there are also a plethora of local amenities nearby. The contemporary accommodation comprising dual aspect lounge/diner & kitchen/breakfast room with a ground floor WC, the landing leads to three well proportioned double bedrooms and a four piece bathroom suite. To the front, the driveway offers ample off road parking and there is a private garden to the rear with a brick shed. An internal viewing is essential to truly appreciate the size and convenience of this lovely family home, contact us today to arrange your viewing.





ENTRANCE

LOUNGE/DINER 20' 8" x 10' 3" (6.3m x 3.12m)

KITCHEN/BREAKFAST ROOM 26' x 11' 5"
(7.92m x 3.48m)

WC

LANDING

BEDROOM 12' 6" x 10' 2" (3.81m x 3.1m)

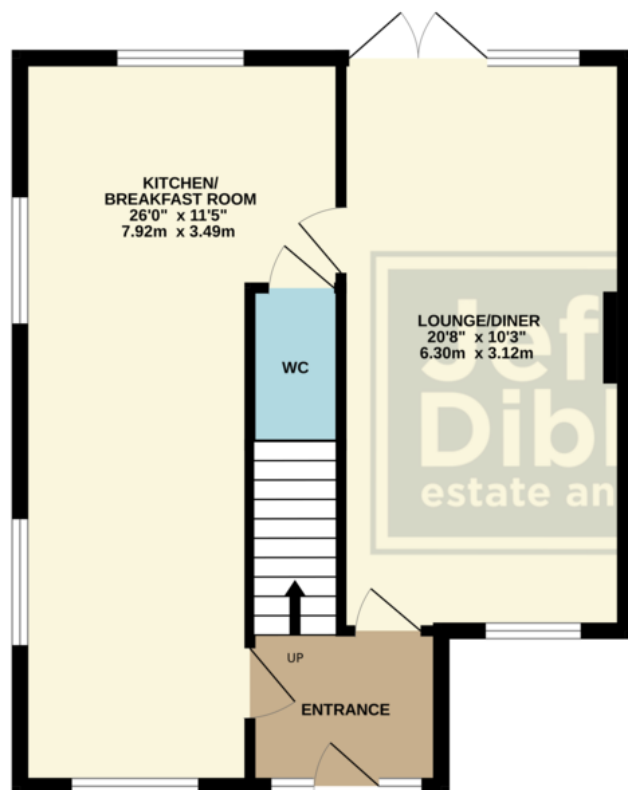
BEDROOM TWO 12' 5" x 8' 2" (3.78m x 2.49m)

BEDROOM THREE 10' 3" x 7' 8" (3.12m x 2.34m)

BATHROOM 8' 2" x 7' 6" (2.49m x 2.29m)



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx.

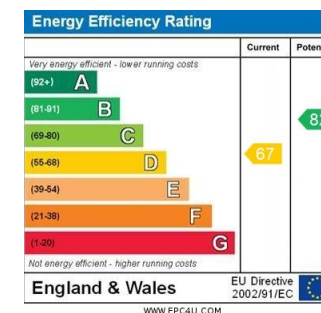
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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