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**£260,000**  
**13 Totton Walk**  
Warren Park, PO9 4LU



## PROPERTY SUMMARY

This beautifully presented home in a popular residential area is perfect for first-time buyers or a young family. The open-plan ground floor features a bright, airy lounge and dining area that flows into the conservatory, along with a handy study/rear lobby, a modern fitted kitchen and a ground floor cloakroom. Upstairs, there are two double bedrooms, with the master boasting a spacious dressing area (formerly the third bedroom), plus a stylish modern bathroom. Outside there is a terraced garden, a garage and parking. The current owners have carried out extensive updates, including a new roof, creating a move-in-ready home that truly needs to be seen to appreciate the quality on offer.





**PORCH**

**HALLWAY**

**WC**

**KITCHEN** 11' 11" x 9' 2" (3.63m x 2.79m)

**LOUNGE/DINER** 19' 6" x 11' 11" (5.94m x 3.63m)

**CONSERVATORY** 11' 8" x 10' 6" (3.56m x 3.2m)

**LOBBY**

**LANDING**

**BEDROOM ONE** 11' 11" x 11' 7" (3.63m x 3.53m)

**DRESSING ROOM** 10' 11" x 7' 8" (3.33m x 2.34m)

**BEDROOM TWO** 10' 9" x 10' (3.28m x 3.05m)

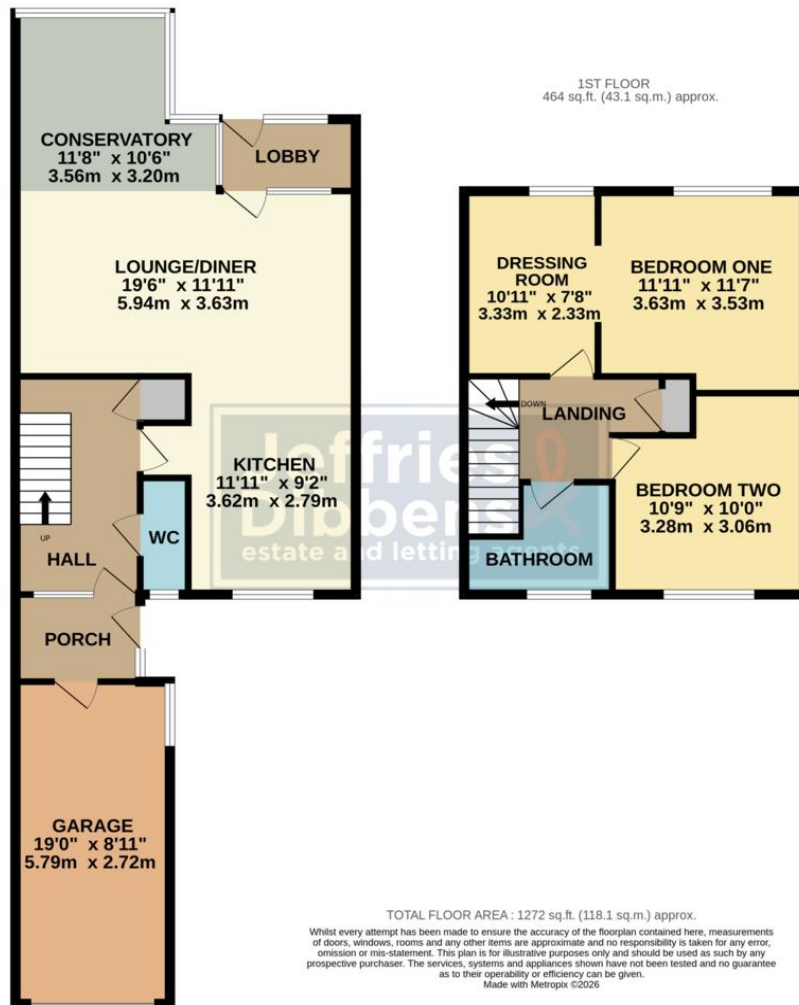
**SHOWER ROOM**

**GARAGE** 19' x 8' 11" (5.79m x 2.72m)





GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.

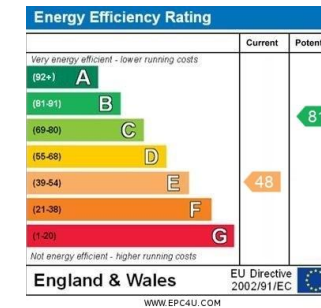


**LOCAL AUTHORITY**  
Havant Borough Council

**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.

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