



GROUND FLOOR

1ST FLOOR



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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121 Nutwick Road
Havant PO9 2UQ

Price: £335,000

DESCRIPTION

Deceptively Spacious and offering extremely flexible living accommodation you will stumble across this THREE/FOUR bedroom semi detached house in Denvilles. Internally the property consists of a inviting lounge to the front and a very social modern fitted kitchen/diner which leads out to your double glazed conservatory. There is also an additional reception room which could be utilised as a guest bedroom or perhaps an office if you're working form home. There is also a handy downstairs cloakroom. Upstairs you will find three double bedrooms and a modern fitted family bathroom. Outside in your rear garden there's a workshop/mancave with power and light plus an additional summerhouse for storage or perhaps to house a lazy spa! There is also ample off road parking to the front. Additional benefits come in the form of the property being fully double glazed and gas central heated. On leaving the property you are ideally situated to Warblington Train Station and the commuter links of the A27 and beyond. The property is also situated within the School Catchment area for both Fairfield infants and Bosmere Juniors in Havant. Internal viewing highly recommended to fully appreciate all the space on offer.

ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE: 15' 10" x 12' 0" (4.82m x 3.65m)

KITCHEN/DINER: 19' 8" x 11' 8" at widest point (5.99m x 3.55m)

CONSERVATORY: 17' 2" x 9' 10" (5.23m x 2.99m)

FIRST FLOOR



BEDROOM 1: 11' 11" x 10' 11" (3.63m x 3.32m)

BEDROOM 2: 12' 11" x 7' 4" (3.93m x 2.23m)

BEDROOM 3: 12' 1" x 9' 8" (3.68m x 2.94m)

BATHROOM: 8' 4" x 7' 2" (2.54m x 2.18m)

BEDROOM 4/STUDY: 11' 5" x 7' 4" (3.48m x 2.23m)

OUTSIDE

REAR GARDEN

WORKSHOP: 18' 4" x 10' 5" (5.58m x 3.17m)

OFF ROAD PARKING

COUNCIL TAX - HAVANT BOROUGH COUNCIL BAND C

