



Energy performance certificate (EPC)

63 Barncroft Way HAVANT PO9 3AD	Energy rating C	Valid until: 23 September 2034
		Certificate number: 6334-0221-2400-0537-2226

Property type	Mid-terrace house
Total floor area	83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

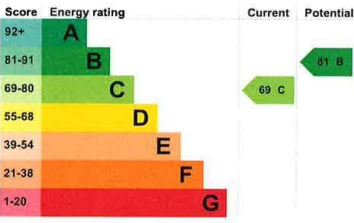
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

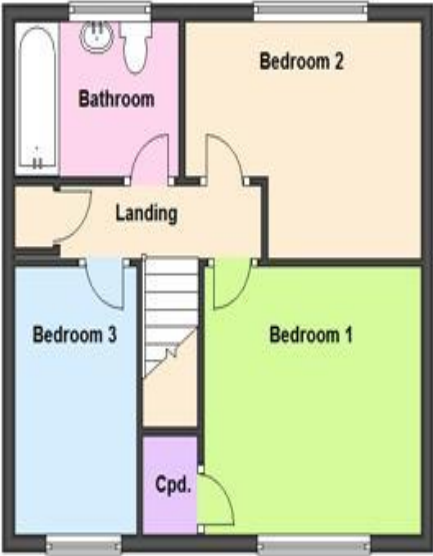
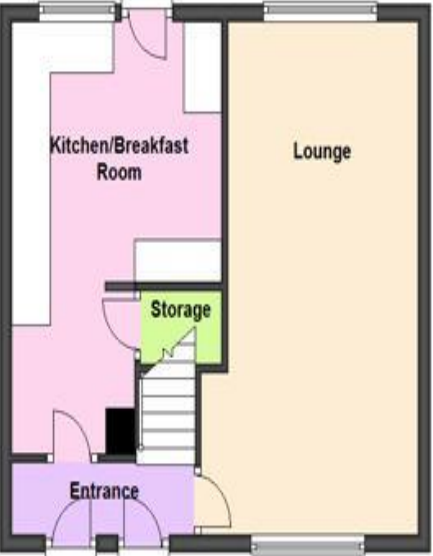
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Ground Floor

First Floor



63 Barncroft Way

Havant PO9 3AD

Price: £270,000

DESCRIPTION

Looking to get on the property ladder? then come and take a look at this spacious, three bedroom home in Havant. Pull up onto your private double driveway and after entering your front door, you instantly get a feeling of the light and space on offer, emphasized further by the neutral decor and dual aspect lounge. Downstairs the property boasts a 19' lounge/diner and 16' modern fitted kitchen/breakfast room which has plenty of room for guests to mingle. Upstairs the property offers three generous sized bedrooms for the growing family and a fitted bathroom suite. Outside, you can relax in your private and secluded rear garden. Additional benefits come in the form of double glazing, gas central heating (new boiler installed in 2023) and the property can be potentially offered with no forward chain. On leaving the property take a short stroll into Havant town centre with its main trainline to London, there's also a mix of retail outlets and cafes or have a picnic whilst watching the cricket at Havant Park.

ACCOMMODATION

ENTRANCE HALL

LOUNGE/DINER: 19' 7" x 11' 4" (5.96m x 3.45m)

KITCHEN: 16' 6" x 11' 0" (5.03m x 3.35m)

FIRST FLOOR LANDING

BEDROOM 1: 11' 6" x 11' 4" (3.50m x 3.45m)

BEDROOM 2: 12' 3" x 9' 7" (3.73m x 2.92m)

BEDROOM 3: 10' 7" x 6' 5" (3.22m x 1.95m)



BATHROOM

OUTSIDE

REAR GARDEN

OFF ROAD PARKING

COUNCIL TAX - BAND B

