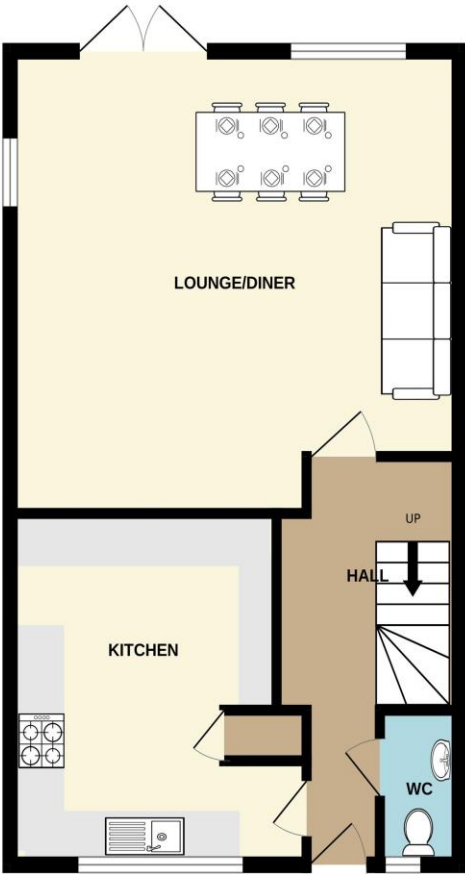
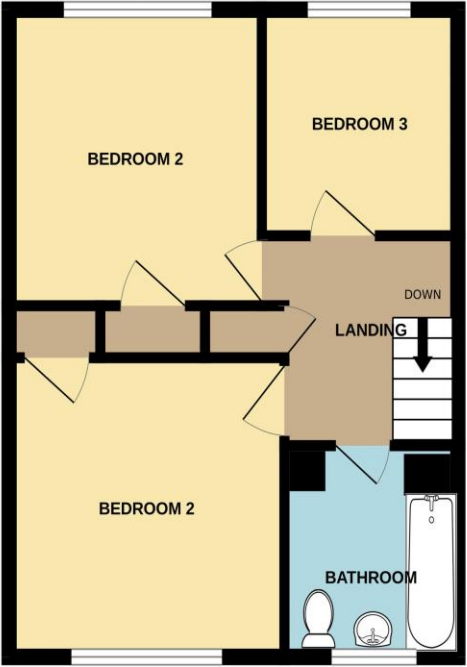




GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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performance certificate (EPC)			
Area	Energy rating D	Valid until:	6 April 2035
		Certificate number:	2235-0824-1400-0244-8202
End-terrace house			
a	101 square metres		

letting this property

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

[guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-property-minimum-energy-efficiency-standard-landlord-guidance).

ling and score

s energy rating is D. It has the B.

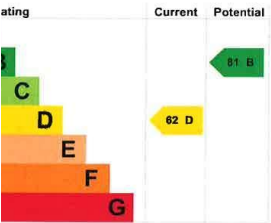
[prove this property's energy](#)

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



Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

17 Juniper Square

Havant PO9 1HZ

Price: £290,000

DESCRIPTION

This deceptively spacious THREE DOUBLE BEDROOM end of terraced property is located on the outskirts of Havant town centre. The current owner has lived in the property for the last 40 years and has certainly kept it well maintained, including new double glazing in 2022. The property has a light and airy feel throughout and compromises to the ground floor of a generous sized lounge/diner with feature fireplace as well as a modern fitted kitchen with integrated fridge/freezer, dishwasher and washing machine and a handy downstairs cloakroom. Upstairs you will find three well proportioned bedrooms for the growing family and a modern bathroom suite. Outside there's a low maintenance 'courtyard style' west facing rear garden and a GARAGE in a block. Additional benefits include warm air heating. On leaving the property you can take the short walk into Havant town centre and the train station with a direct route to London Waterloo. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

WC

KITCHEN: 12' 6" x 9' 4" (3.81m x 2.84m)

LOUNGE/DINER: 17' 5" x 16' 6" (5.30m x 5.03m)

FIRST FLOOR LANDING

BEDROOM 1: 10' 8" x 9' 9" (3.25m x 2.97m)

BEDROOM 2: 10' 8" x 9' 9" (3.25m x 2.97m)

BEDROOM 3: 8' 0" x 7' 3" (2.44m x 2.21m)



BATHROOM: 6' 9" x 5' 1" (2.06m x 1.55m)

OUTSIDE

COURTYARD REAR GARDEN: 18' 4" x 8' 3" (5.58m x 2.51m)

GARAGE IN BLOCK

