

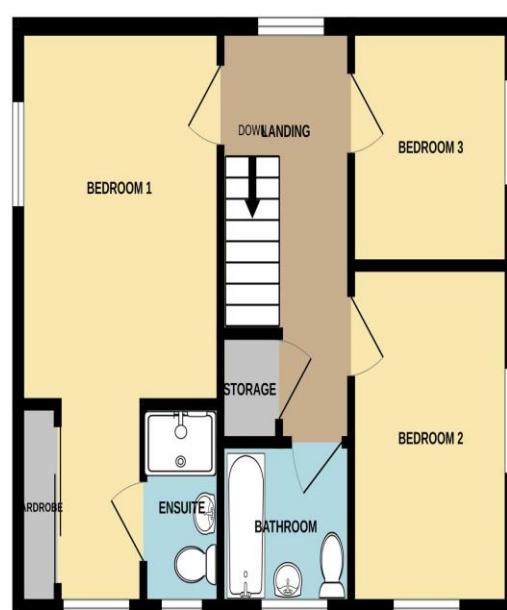
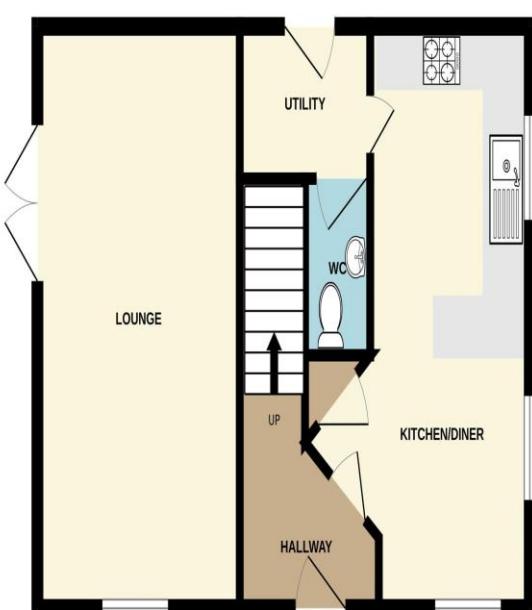


WAINWRIGHT
ESTATES



GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)

| | | |
|---------------------------------------|--|------------------------------|
| 33 Turret Avenue HAVANT PO9 2GN | Energy rating B | Valid until: 12 June 2032 |
| Property type Detached house | Certificate number 0332-7036-6100-0427-7296 | 91 square metres |

Rules on letting this property

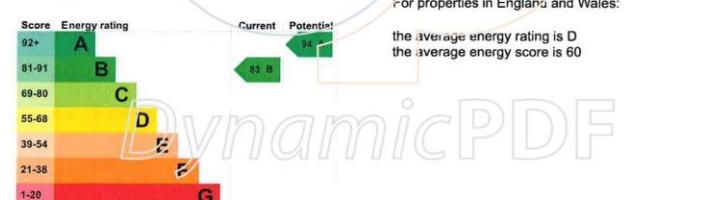
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

See how to improve this property's energy efficiency.



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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33 Turret Avenue

Warblington, Havant PO9 2GN

Price: £415,000

DESCRIPTION

Situated on an outstanding corner plot this attractive three bedroom detached property built by Persimmon homes in 2022 on a small development of 64 homes is located in the requested area of Warblington in Havant. Upon arriving at the home you will appreciate how appealing the home looks, internally downstairs you will find a spacious lounge with patio doors overlooking your picturesque rear garden. There is also a modern fitted kitchen/diner with integral appliances, you will also find a handy downstairs cloakroom and separate utility room. Upstairs you will find three well proportioned bedrooms for a growing family with master bedroom offering en-suite facilities. There is also a modern bathroom suite. Outside you will find a private and secluded rear garden as well as a garage with driveway which has the additional benefit of an electric car charging point. On leaving the property you are just a short stroll to Warblington train station as well as Havant town centre and its commuter links to London as well as the A27 and also the picturesque village of Emsworth.



ACCOMMODATION

LOUNGE 18' 0" x 9' 8" (5.48m x 2.94m)

BEDROOM 3 9' 2" x 7' 7" (2.79m x 2.31m)

KITCHEN/DINER 18' 0" x 10' 5" (5.48m x 3.17m)

BEDROOM 2 10' 7" x 9' 2" (3.22m x 2.79m)

UTILITY ROOM & WC

BATHROOM

BEDROOM 1 18' 5" x 10' 5" (5.61m x 3.17m)

OUTSIDE

ENSUITE

REAR GARDEN

GARAGE & DRIVEWAY

