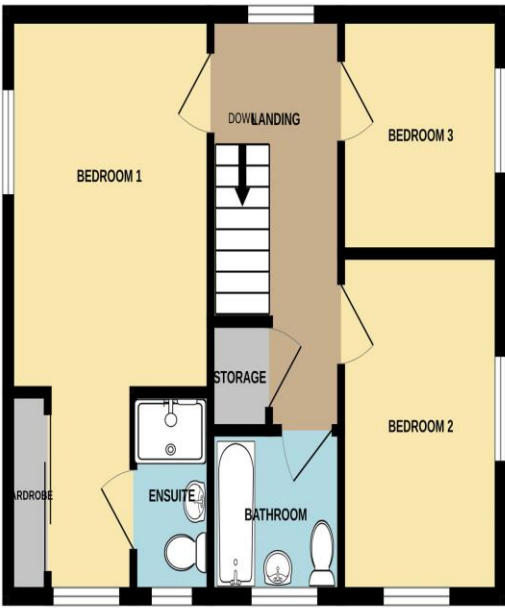
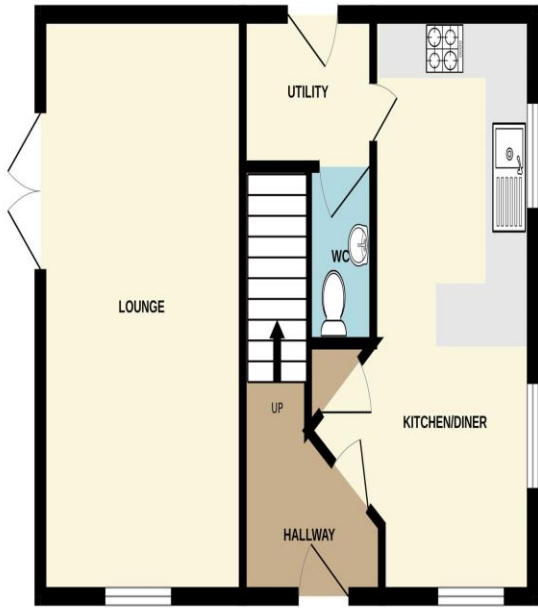




GROUND FLOOR

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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hicPDF: Rasterizer v2.0 evaluation: (www.DynamicPDF.com)

Energy performance certificate (EPC)

33 Turret Avenue HAYWANT PO9 2GN	Energy rating B	Valid until: 12 June 2032 Certificate number: 0332-7036-6100-0427-7296
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Property type	Detached house
Total floor area	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

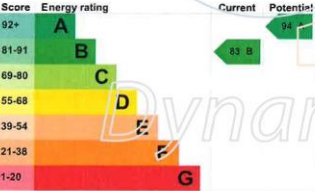
This property's energy rating is B. It has the potential to be A.

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

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

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)

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

UTILITY ROOM & WC

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

ENSUITE



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

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

BATHROOM

OUTSIDE

REAR GARDEN

GARAGE & DRIVEWAY

