



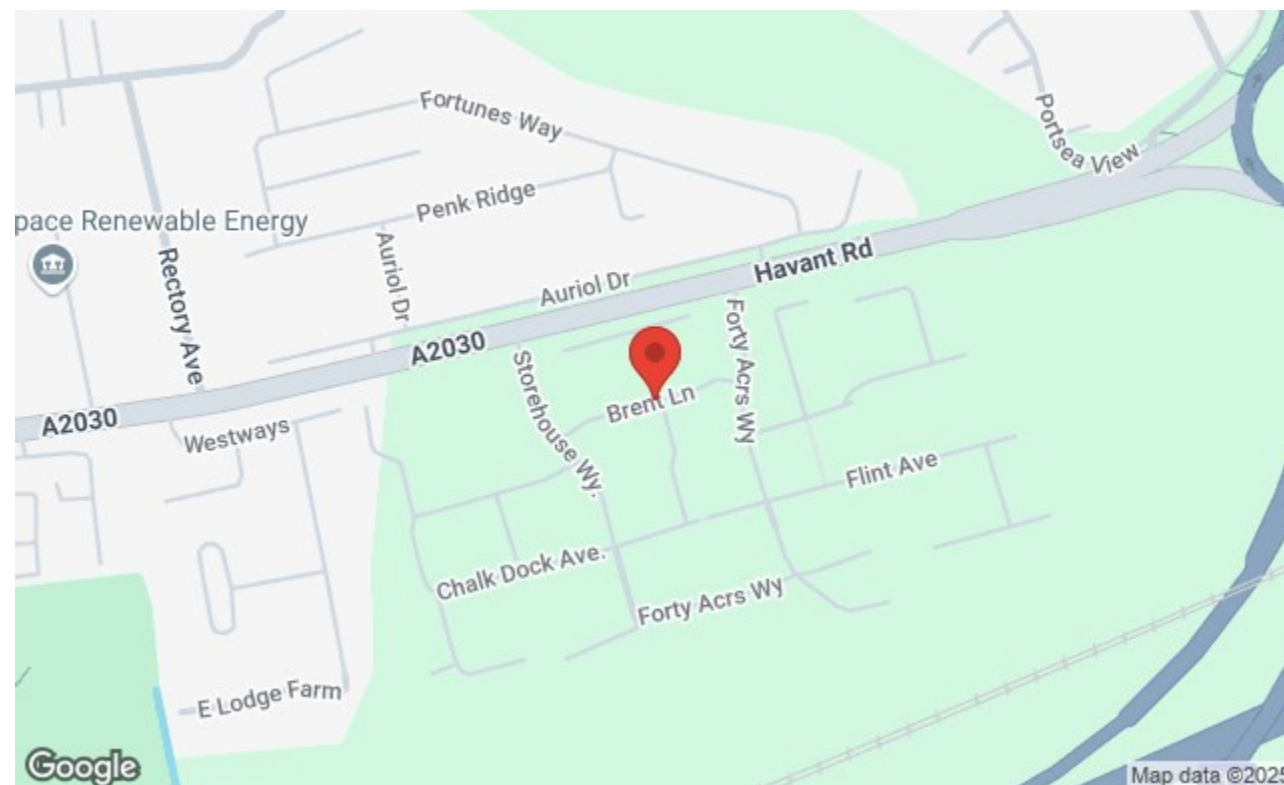
## Mulberry Walk, Havant, PO9

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1256744



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



# Offers In Excess Of £375,000

## Mulberry Walk, Havant PO9 3FH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM DETACHED HOUSE
- ❖ MODERN FINISH THROUGHOUT
- ❖ PRESENTED TO A SHOW HOME LEVEL
- ❖ EN-SUITE TO MAIN BEDROOM
- ❖ KITCHEN / BREAKFAST ROOM
- ❖ BESPOKE FITTED WARDROBES
- ❖ 10 YEAR NHBC BUILDING WARRANTY
- ❖ BUILT IN 2022
- ❖ REAR GARDEN WITH SLEEPERS AND PATIO
- ❖ OFF ROAD PARKING FOR 2 CARS PLUS EV-CHARGING

Nestled in the charming area of Mulberry Walk, Bedhampton, Havant, this stunning detached house, built in 2022, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a master suite with an ensuite bathroom, this property is ideal for families or those seeking extra space.

The house boasts a beautifully finished interior throughout, featuring bespoke fitted wardrobes that provide ample storage while adding a touch of elegance. The family bathroom is designed with contemporary fixtures, ensuring a relaxing retreat for all.

For your convenience, the property includes parking for two vehicles, making it easy for you and your guests. Additionally, the house is equipped with an EV charging point, catering to the needs of modern electric vehicle owners.

The heart of the home is the inviting reception room, perfect for entertaining or enjoying quiet evenings in. The integrated appliances in the kitchen make meal preparation a breeze, allowing you to enjoy the culinary delights in style.

Step outside to discover a delightful rear garden, complete with a patio area and raised beds, ideal for gardening enthusiasts or simply enjoying the outdoors.

With a 10-year NHBC building warranty, you can have peace of mind knowing that this property is built to the highest standards. This home is not just a place to live; it is a lifestyle choice that offers comfort, convenience, and modern amenities in a desirable location. Don't miss the opportunity to make this exquisite property your own.

## Call today to arrange a viewing

### 02392 728 091

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# PROPERTY INFORMATION

## ENTRANCE HALL

### WC

6'1" x 3'1" (1.87 x 0.95)

### KITCHEN/ BREAKFAST ROOM

15'6" x 8'9" (4.73 x 2.69)

### LOUNGE

15'6" x 10'7" (4.73 x 3.25)

### BEDROOM ONE

10'10" x 10'5" (3.31 x 3.20)

### ENSUITE

4'7" x 7'6" (1.42 x 2.31)

### BEDROOM TWO

10'7" x 8'9" (3.24 x 2.68)

### BEDROOM THREE

8'10" x 6'5" (2.71 x 1.96)

### BATHROOM

6'11" x 5'6" (2.12 x 1.70)

### GARDEN

### ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

### BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

### SOLICITOR/ CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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