

**FOR SALE**

£490,000

Auriol Drive, Havant PO9 3LR

**bernards**  
THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ DETACHED
- ❖ DOUBLE BAY
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ EXTENDED TO REAR
- ❖ KITCHEN/DINER
- ❖ REAR GARDEN
- ❖ VIEWS OVER THE MARSHES
- ❖ NO ONWARD CHAIN

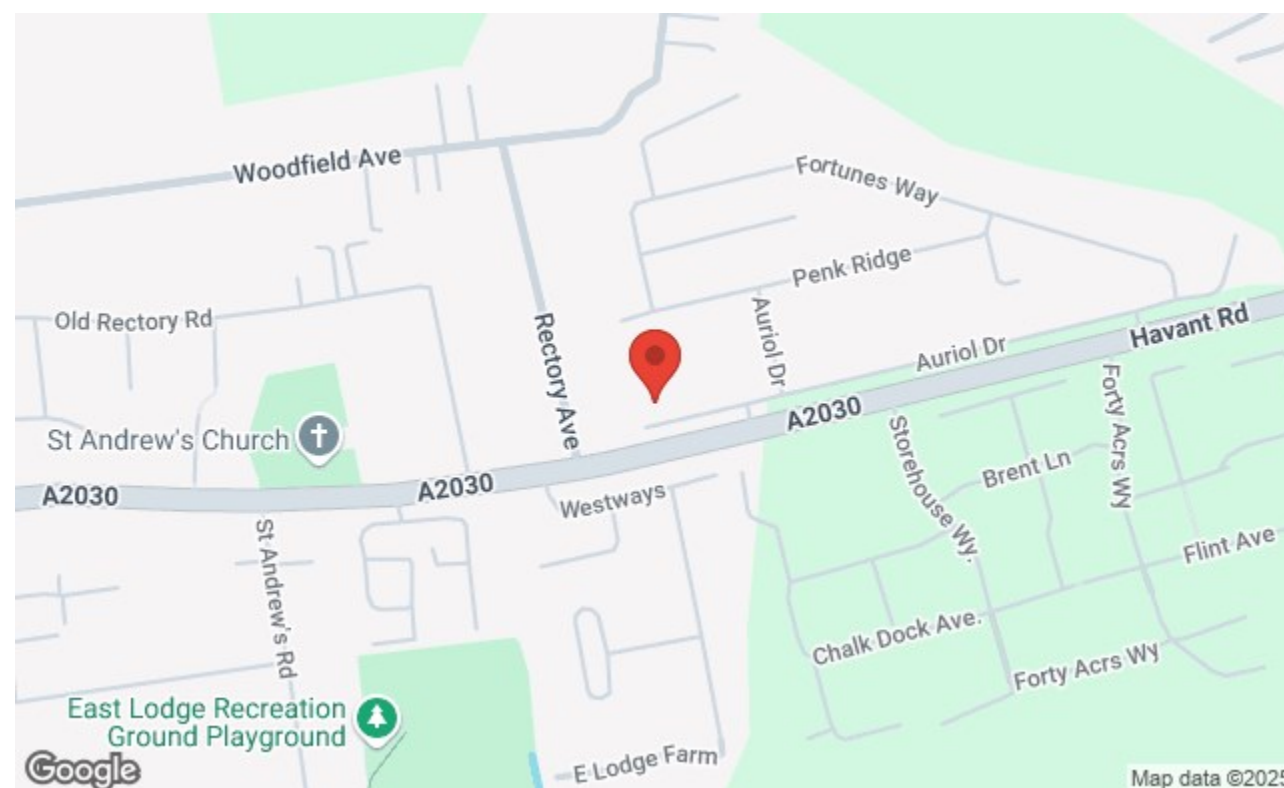
Nestled in the desirable location of Auriol Drive, Havant, this charming house offers a perfect blend of space and comfort. With an impressive 1,630 square feet of living area, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

The heart of the home is undoubtedly the extended rear, which features a large kitchen diner. This inviting space is perfect for entertaining friends and family, or simply enjoying a quiet meal at home. The two reception rooms provide additional versatility, allowing for a cosy lounge area or a formal dining space,

depending on your needs.

Step outside to discover a good-sized rear garden, a delightful outdoor retreat where you can relax, garden, or host summer barbecues. The property also offers stunning views over Farlington Marshes and beyond, providing a picturesque backdrop to your daily life.

One of the standout features of this property is that it comes with no onward chain, making the buying process smoother and more straightforward. This house is not just a place to live; it is a wonderful opportunity to create lasting memories in a lovely community. Don't miss your chance to make this delightful property your new home.



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



Call today to arrange a viewing  
 02392 728 091  
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# PROPERTY INFORMATION

- OPEN PORCH
- ENTRANCE HALL
- LOUNGE  
17'11" x 12'1" (5.48 x 3.69)
- KITCHEN/DINING ROOM  
24'8" x 23'5" (7.54 x 7.14)
- W.C.
- LANDING
- BEDROOM 1  
18'2" x 12'0" (5.55 x 3.67)
- BEDROOM 2  
14'1" x 10'5" (4.29m x 3.18m)
- BEDROOM 3  
12'5" x 8'11" (3.80 x 2.73)
- BATHROOM  
7'9" x 6'7" (2.38 x 2.01)
- W.C.
- GARAGE  
15'5" x 7'4" (4.72 x 2.26)

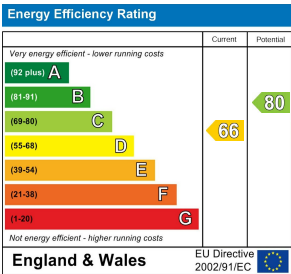
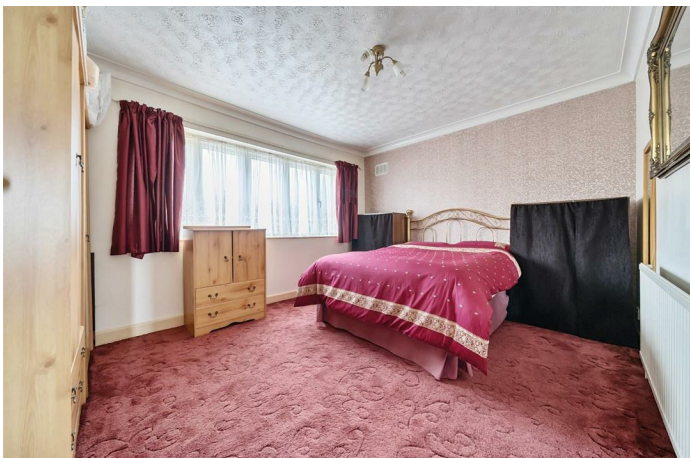
GARDEN  
DRIVEWAY  
COUNCIL TAXBAND E  
Havant Borough Council  
£2,579.33

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.



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