

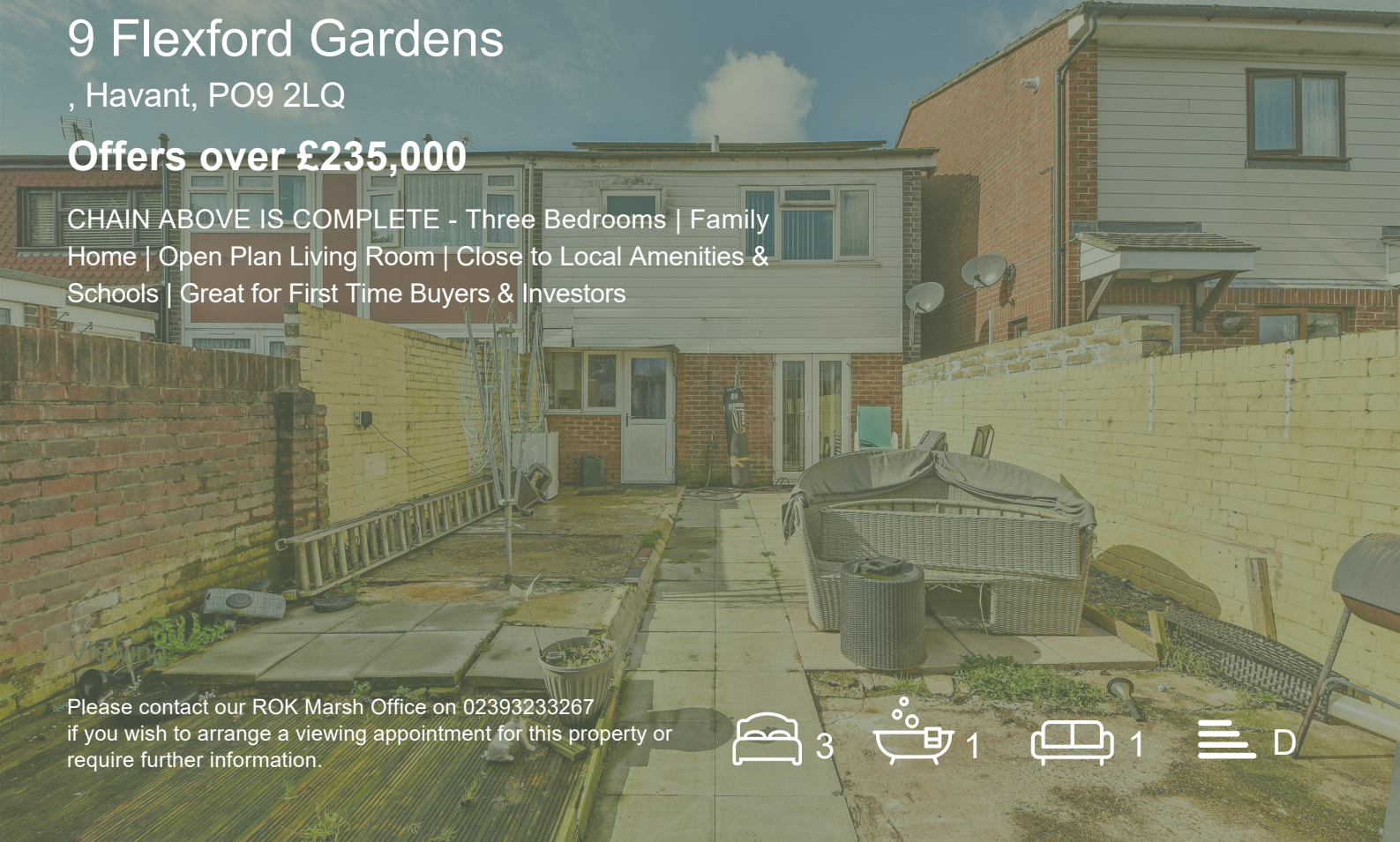


9 Flexford Gardens

, Havant, PO9 2LQ

Offers over £235,000

CHAIN ABOVE IS COMPLETE - Three Bedrooms | Family Home | Open Plan Living Room | Close to Local Amenities & Schools | Great for First Time Buyers & Investors



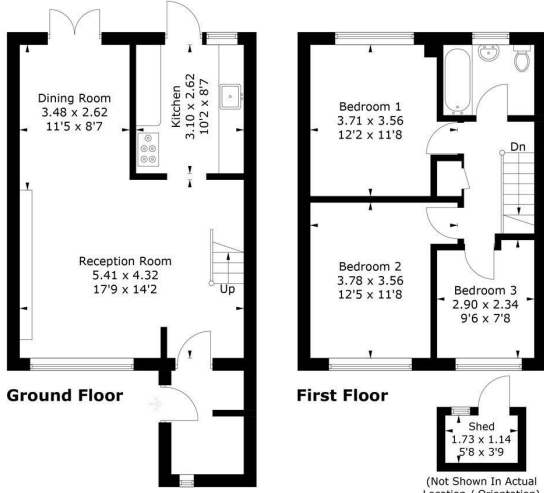
Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

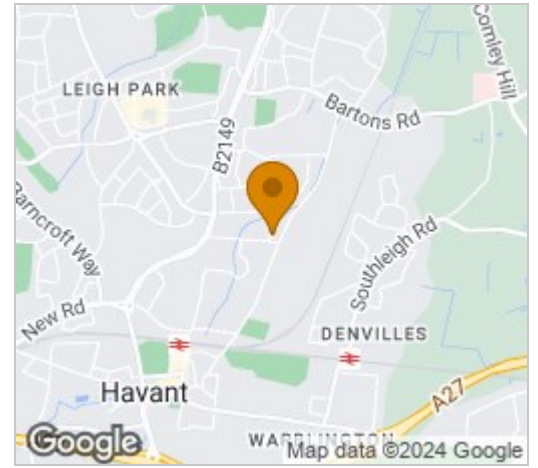
Flexford Gardens, PO9

Approximate Gross Internal Area = 86.9 sq m / 935 sq ft
 Shed = 2.0 sq m / 21 sq ft
 Total = 88.9 sq m / 956 sq ft



PRODUCED FOR ROK MARSH
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1057096)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.