



Nutwick Road, Havant, Hampshire, PO9 2UJ

- An Impressive Two Double Bedroom Mid Terrace Home
- Modern Open Plan Kitchen Diner
- Extremely Well Presented Throughout
- Prime Havant Location

GUIDE PRICE OF £300,000 - £325,000

- Large Garage With Garden Access
- Driveway With Parking For Two Cars
- Excellent Local Schools Nearby
- Sunny and Private Rear Garden



This charming mid-terrace house on Nutwick Road, Havant, offers a comfortable and modern living space. As you approach the property, you are greeted by a porch that adds a touch of character. Upon entering, you step into an inviting entrance hallway that leads you to the heart of the home.

The living room is a cosy space with beautiful wooden floors that extend throughout the ground floor. The room is bright and airy, thanks to the windows at the front and bi-folding doors at the back that open onto a separate kitchen diner. The kitchen is a true highlight, featuring modern fitted units above and below the wood work surfaces. The sleek grey splashback tiles and stainless steel sink and drainer unit add a contemporary touch. The kitchen also boasts integrated appliances, including a washing machine, dishwasher, electric oven, and hob with an extractor fan not forgetting the dining area located around a corner of the kitchen making it a piece of cake for those who love cooking, baking and entertaining all at the same time.

From the kitchen, a door leads you to the garden, which offers a delightful outdoor space. The garden provides access to the garage and features raised decking and lawned areas, perfect for relaxing with guests in the sunshine.

Moving upstairs, you'll find a modern fitted bathroom with a shower over the bath, ensuring convenience and comfort. The master bedroom is a spacious double room that benefits from a fitted wardrobe, providing ample storage space. The second bedroom overlooks the garden and offers enough room for a double bed and a desk, making it ideal for use as a bedroom, home office or both.

Finally, the front of the property boasts a driveway that can accommodate two cars, ensuring convenient parking for residents and visitors alike.

Overall, this two-bedroom mid-terrace house on Nutwick Road, Havant, offers a stylish and comfortable living space with modern features and a well-maintained garden. Its convenient location in Hampshire provides easy access to local amenities and transportation links, making it an excellent choice for those seeking a modern move-in ready home in a desirable area.





Accommodation

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

LIVING ROOM

11' 4" x 21' 10" (3.46m x 6.65m)

KITCHEN DINER

16' 5" x 17' 1" (5.01m x 5.21m)

FIRST FLOOR

LANDING

MASTER BEDROOM

15' 07" x 9' 11" (4.75m x 3.03m)

BEDROOM TWO

9' 06" x 10' 05" (2.90m x 3.20m)

BATHROOM

5' 09" x 5' 06" (1.75m x 1.68m)

OUTSIDE

DRIVEWAY

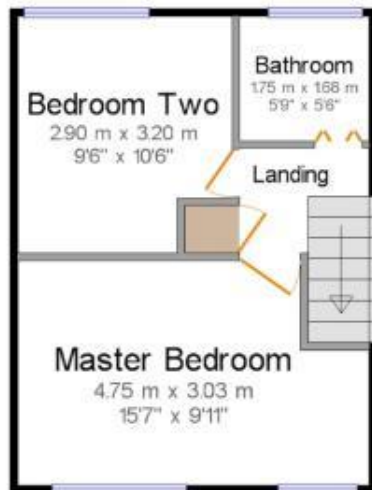
SUNNY REAR GARDEN

LARGE GARAGE



Total approx floor area: 839.6 ft² (78.0 m²)
 Ground Floor: 514.9 ft² (47.8 m²)
 1st Floor: 324.6 ft² (30.2 m²)

Ground Floor



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1st Floor

Picture this...

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into Hampshire and visit the Centuries-old mansions or working watermills, ready the picnic and visit the wildlife-rich heathlands for the perfect summers day out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements