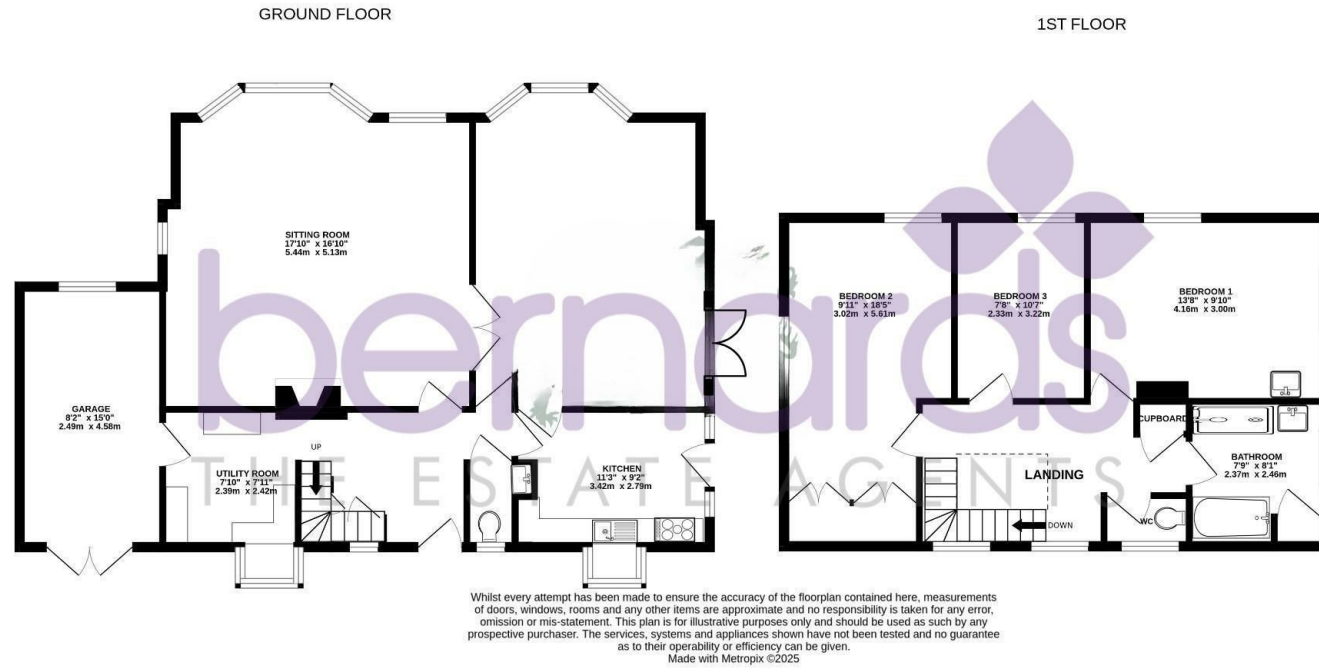




Guide Price £625,000

North Close, Havant PO9 2TE

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Potential for Modernisation
- ❖ Two Large Reception Rooms
- ❖ Kitchen with Separate Utility
- ❖ Three Double Bedrooms
- ❖ Private Driveway for Two Cars
- ❖ Single Garage with internal access
- ❖ Large South East Facing Garden
- ❖ Close to Town Centre
- Direct London Trainline Links

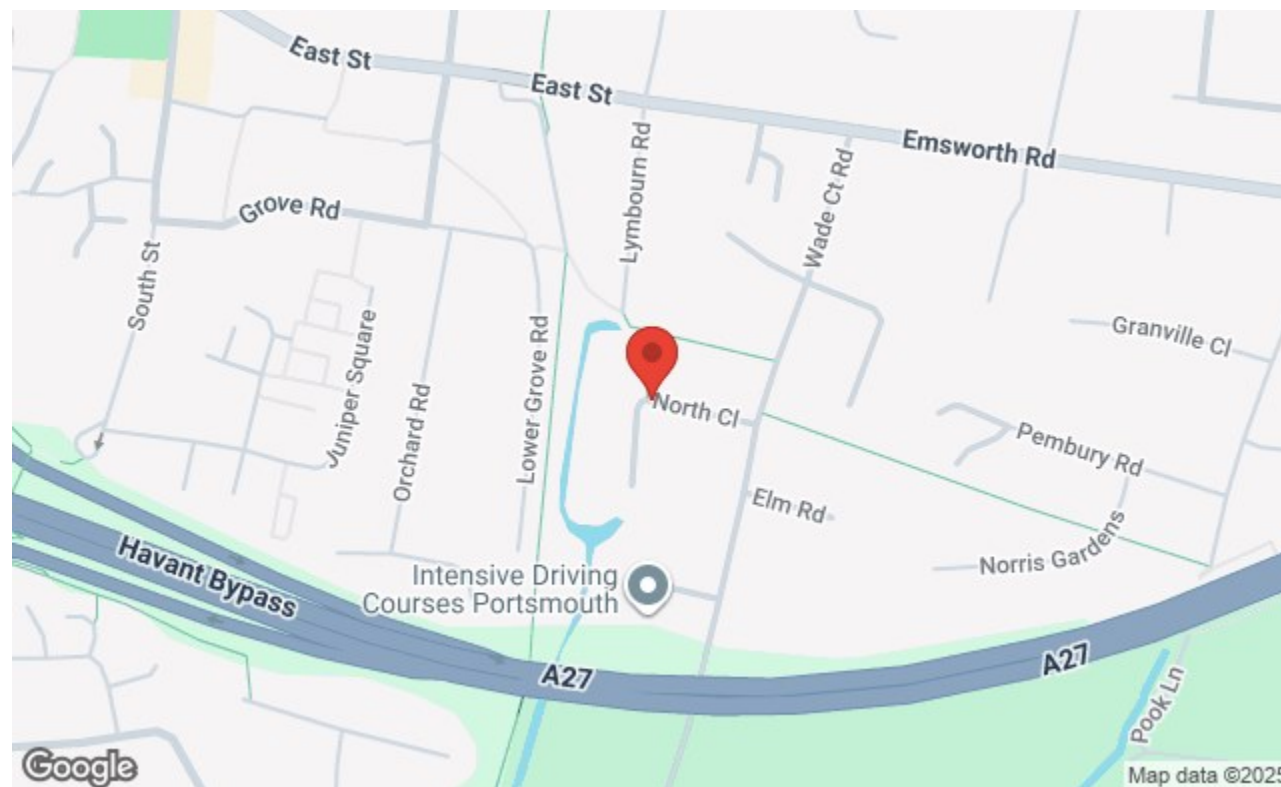
Located in a highly desirable and requested position within a quaint secluded suburb central to Havant, this charming detached three-bedroom property offers a desirable amount of versatility and an abundance of potential, making it the perfect family home. Ideally located with fantastic London transport links, allowing easy access to the city whilst enjoying the peaceful surroundings of it's secluded position.

The entrance hallway leads round to practical downstairs WC positioned to the right upon entry just ahead of the kitchen. An extended open-plan sitting to dining room invites you through to the expansive rear of the property offering two generous adjoined family spaces for modern living and entertaining overlooking the beautiful rear garden. The kitchen is well-equipped with wooden cabinetry, good amount of work surface and spaces for freestanding appliances creating a functional hub to the front right elevation of the home. Two symmetrical picturesque oriel windows fill both the kitchen and utility room with natural light, enhancing the character and charming feel. The quaint utility

room is a welcomed additional space off the entrance hall which could work beautifully as a cosy home office. There is also internal access through to the garage via a courtesy door.

To the first floor, the landing flows centrally to the property leading around to all three well-proportioned bedrooms and family bathroom with separate WC. The primary bedroom benefits from ample built-in storage and beautiful dual aspect orientation. Bedroom two sits adjacent to the family bathroom and is complete with it's own vanity sink unit, whilst also offering a dual aspect orientation. The third bedroom is a comfortable size positioned just opposite the apex of the stairs.

Externally, the well-established garden faces Southeast and provides the optimum environment for relaxation & outdoor activities, perfect for families or entertaining guests.



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
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Call today to arrange a viewing

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PROPERTY INFORMATION

SITTING ROOM
17'10" x 16'9" (5.44 x 5.13)

DINING ROOM
13'7" x 15'7" (4.16 x 4.75)

KITCHEN
11'2" x 9'1" (3.42 x 2.79)

UTILITY ROOM
7'10" x 7'11" (2.39 x 2.42)

GARAGE
8'2" x 15'0" (2.49 x 4.58)

BEDROOM ONE
13'7" x 9'10" (4.16 x 3.00)

BEDROOM TWO
9'10" x 18'4" (3.02 x 5.61)

BEDROOM THREE
7'7" x 10'6" (2.33 x 3.22)

BATHROOM
7'9" x 8'0" (2.37 x 2.46)

COUNCIL TAX BAND F

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



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



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