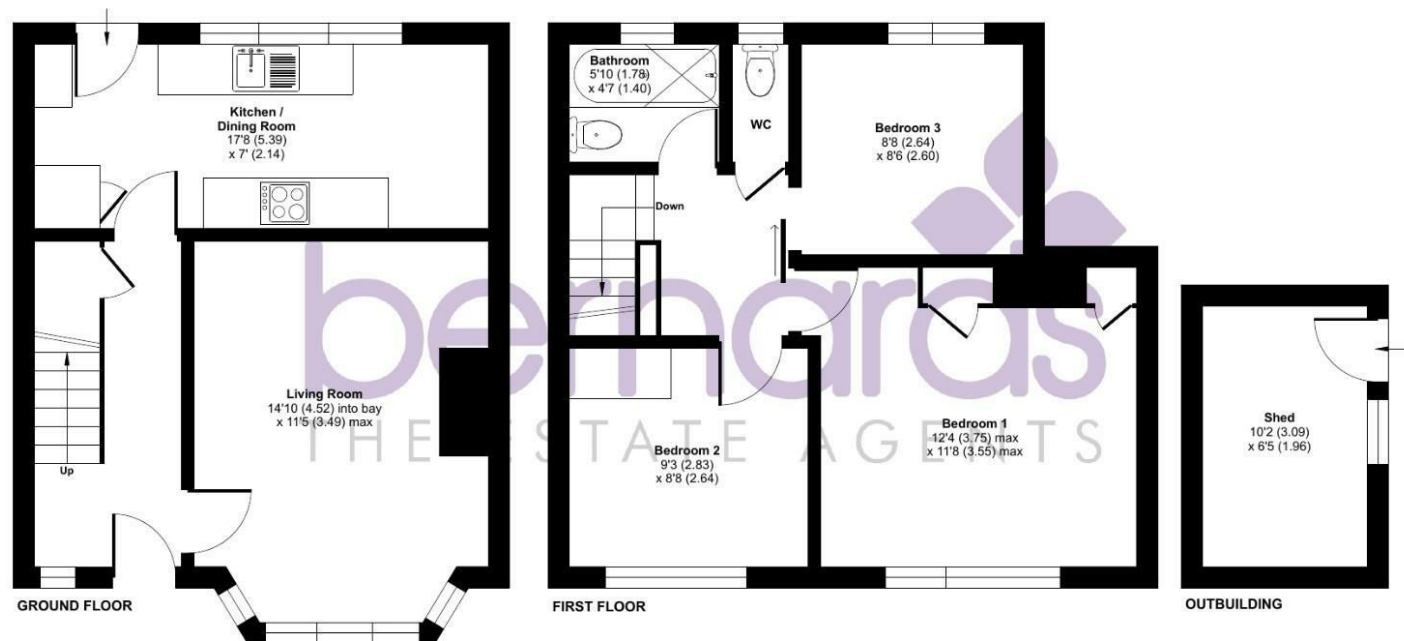


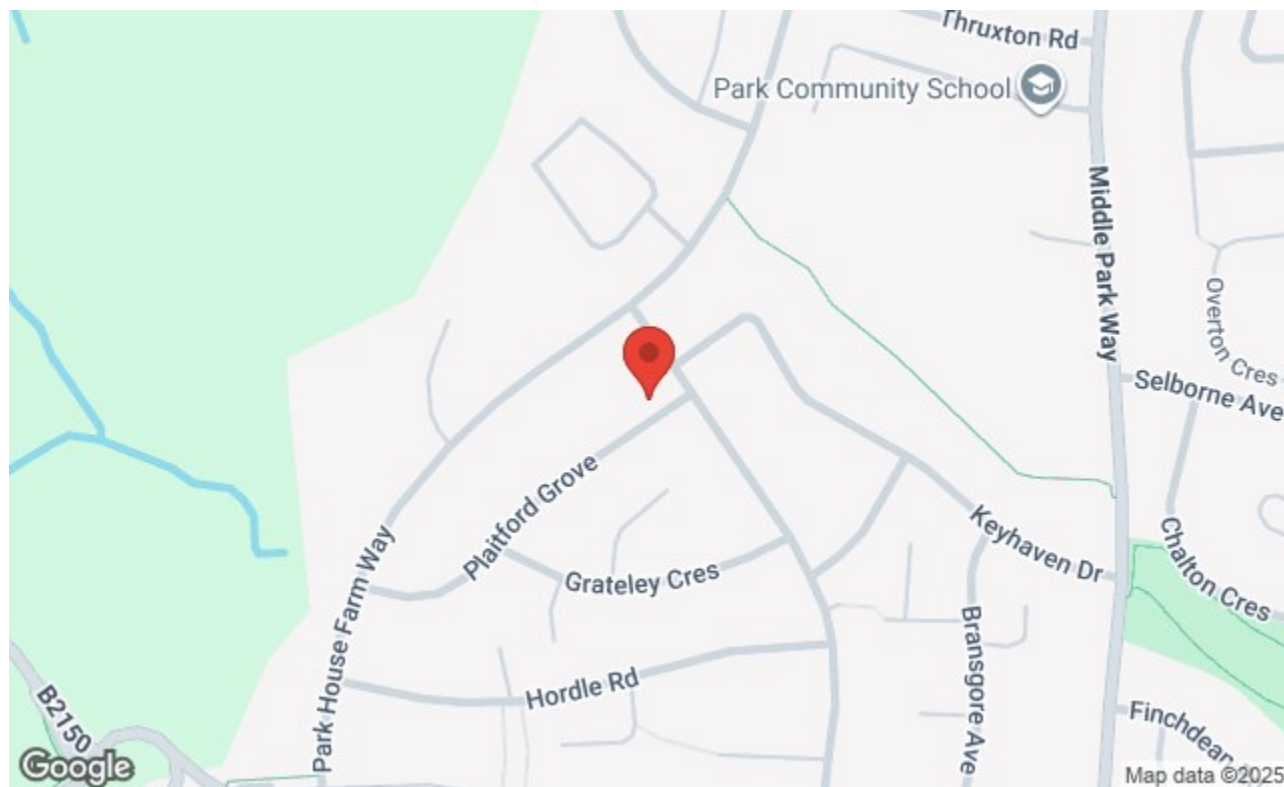


Plaitford Grove, Havant, PO9

Approximate Area = 787 sq ft / 73.1 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 852 sq ft / 79.1 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: 1370777



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Price Guide £255,000

Plaitford Grove, Havant PO9 4BG

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HIGHLIGHTS

- ❖ Terraced Family Home
- ❖ Beautifully Presented
- ❖ South Facing Lounge
- ❖ Galley Style Kitchen
- ❖ Three Good-Sized Bedrooms
- ❖ Private Side Access
- ❖ Outbuilding w/Power & Light
- ❖ Large Garden w/Outside Tap
- ❖ Recently Updated Combi Boiler
- ❖ Loft Newly Insulated

Positioned within the popular location of Plaitford Grove, Havant, this delightful three-bedroom mid-terraced family home, built in 1945, offers a perfect blend of comfort and convenience. The property boasts a spacious south-east facing lounge, enhanced by a lovely bay fronted window that invites an abundance of natural light, creating a warm and welcoming atmosphere for family gatherings or quiet evenings in.

The galley-style kitchen is thoughtfully designed, providing ample space for a dining area, making it an ideal spot for family meals or entertaining friends. The layout ensures that the

heart of the home is both functional and inviting. Additionally, a secure alley provides private access to the rear garden, offering a peaceful outdoor retreat for relaxation or enjoyment.

Situated close to local amenities and transport links, this property is perfectly positioned for those seeking easy access to shops, schools, and public transport. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this home presents an excellent opportunity to enjoy comfortable living in a well-connected area.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
14'9" x 11'5" (4.52 x 3.49)

KITCHEN/DINING ROOM
17'8" x 7'0" (5.39 x 2.14)

BEDROOM ONE
12'3" x 11'7" (3.75 x 3.55)

BEDROOM TWO
9'3" x 8'7" (2.83 x 2.64)

BEDROOM THREE
8'7" x 8'6" (2.64 x 2.60)

BATHROOM
5'10" x 4'7" (1.78 x 1.40)

OUTBUILDING/SHED
10'1" x 6'5" (3.09 x 1.96)

COUNCIL TAX BAND B

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.

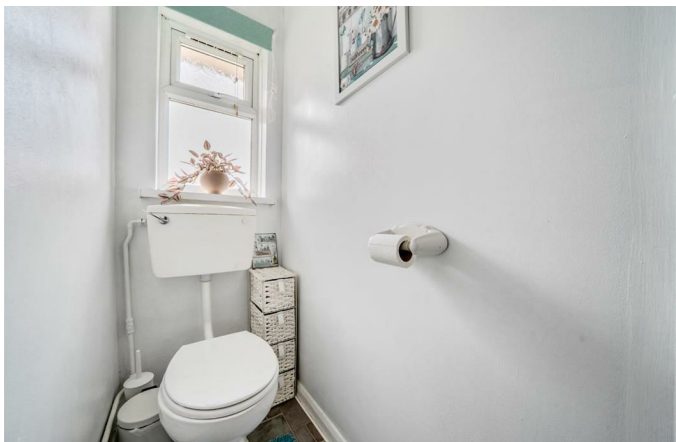
REMOVALS

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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