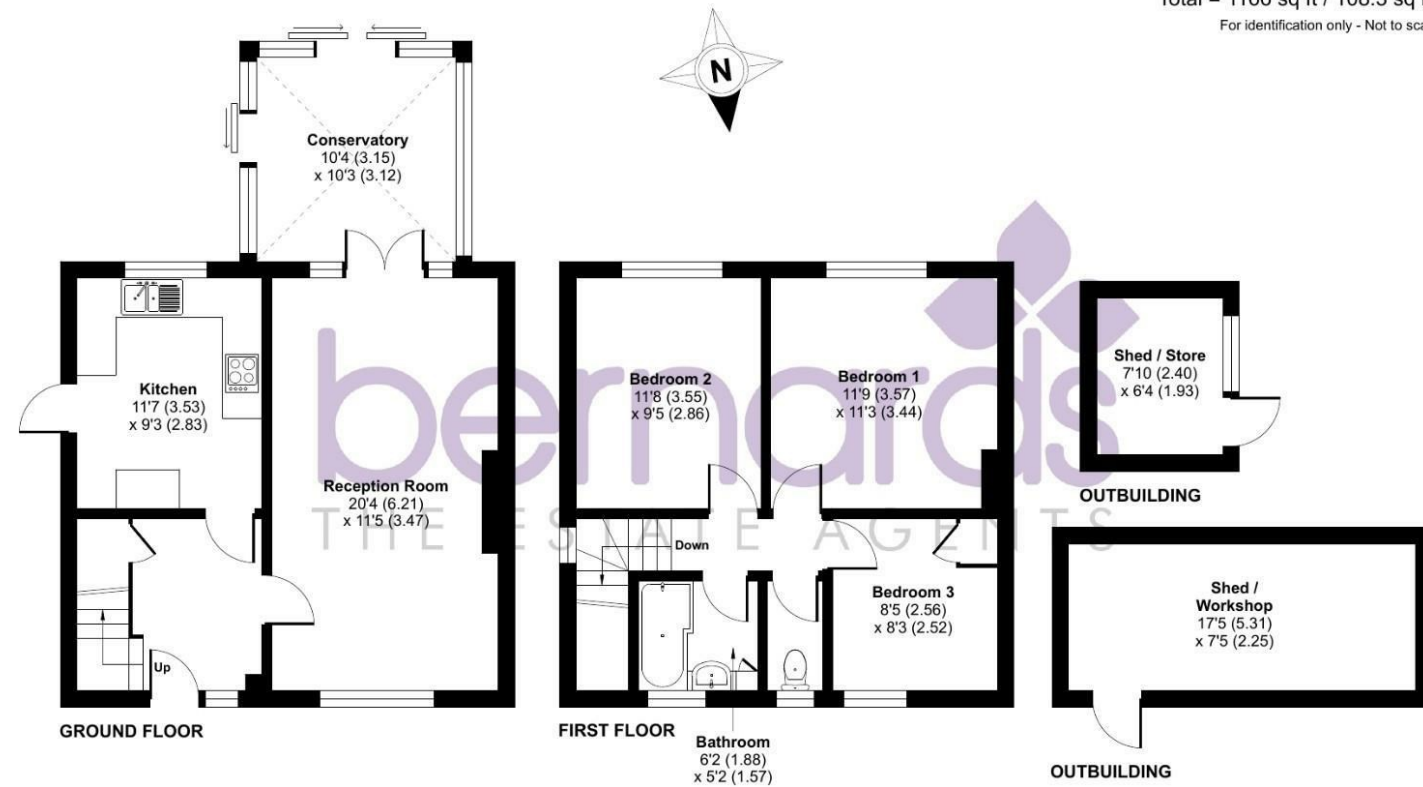
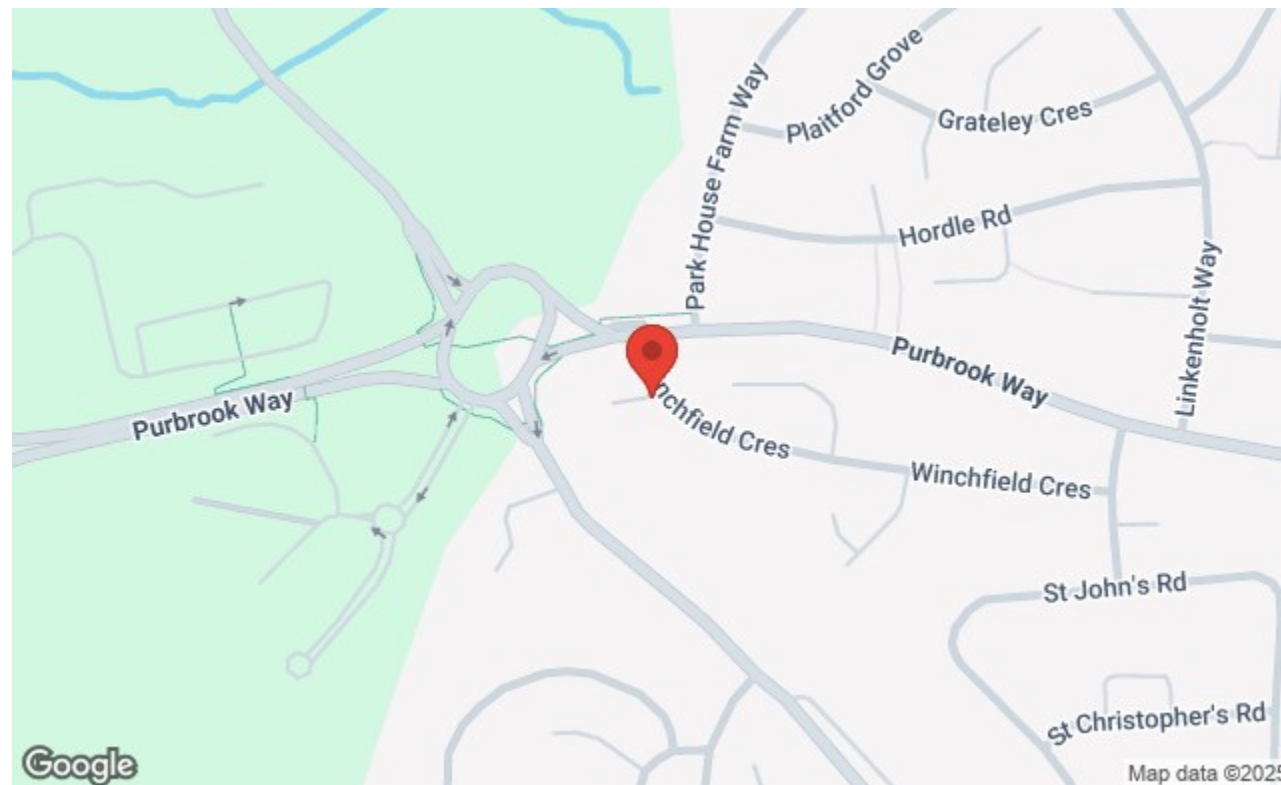


Ampfield Close, Havant, PO9

Approximate Area = 987 sq ft / 91.7 sq m
Outbuilding = 179 sq ft / 16.6 sq m
Total = 1166 sq ft / 108.3 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: 1302260



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



Offers In Excess Of £300,000

Ampfield Close, Havant PO9 3SS

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THE ESTATE AGENTS



HIGHLIGHTS

- SEMI DETACHED
- THREE BEDROOMS
- RECEPTION ROOM
- KITCHEN
- CONSERVATORY
- BATHROOM
- SHED WORKSHOP
- AMPLE PARKING
- CLOSE TO LOCAL AMENITIES
- A MUST VIEW

Nestled in the charming area of Ampfield Close, Havant, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,166 square feet, the property boasts a spacious reception room that invites relaxation and social gatherings.

The well-proportioned bedrooms provide ample space for family living or guest accommodation, while the bathroom is designed for both functionality and comfort. One of the standout features of this home is the generous garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding.

Additionally, the property includes off-road

parking, ensuring that you have a secure space for your vehicle.

For those who enjoy DIY projects or require extra storage, the shed workshop is a valuable asset, providing versatility to meet your needs. The location is particularly advantageous, as it is close to local amenities, making daily errands and leisure activities easily accessible.

This property is a must-view for anyone seeking a family home in a friendly neighbourhood. With its appealing features and prime location, it presents an excellent opportunity for both first-time buyers and those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council.
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 make contact with you 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 worldly 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!

RECEPTION ROOM

20'4" x 11'4" (6.21 x 3.47)

KITCHEN

11'6" x 9'3" (3.53 x 2.83)

CONSERVATORY

10'4" x 10'2" (3.15 x 3.12)

BEDROOM ONE

11'8" x 11'3" (3.57 x 3.44)

BEDROOM TWO

11'7" x 12'7" (3.55 x 3.86)

BEDROOM THREE

8'4" x 8'3" (2.56 x 2.52)

SHED/STORE

7'10" x 6'3" (2.40 x 1.93)

SHED/WORKSHOP

17'5" x 7'4" (5.31 x 2.25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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