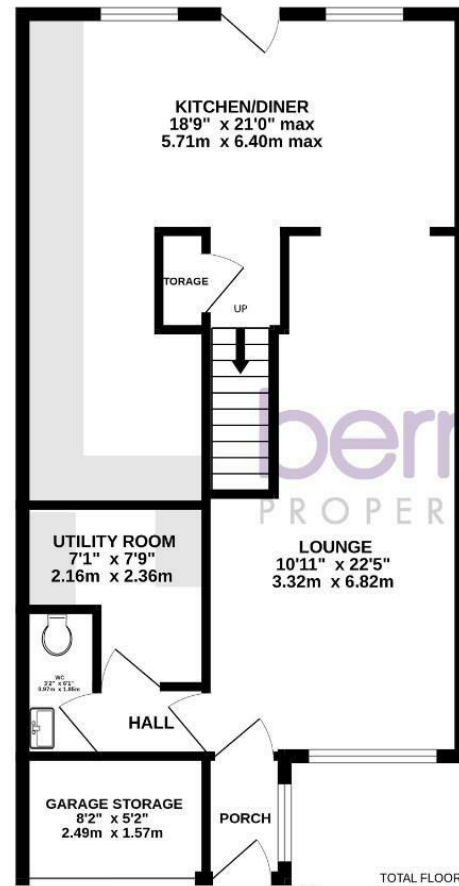
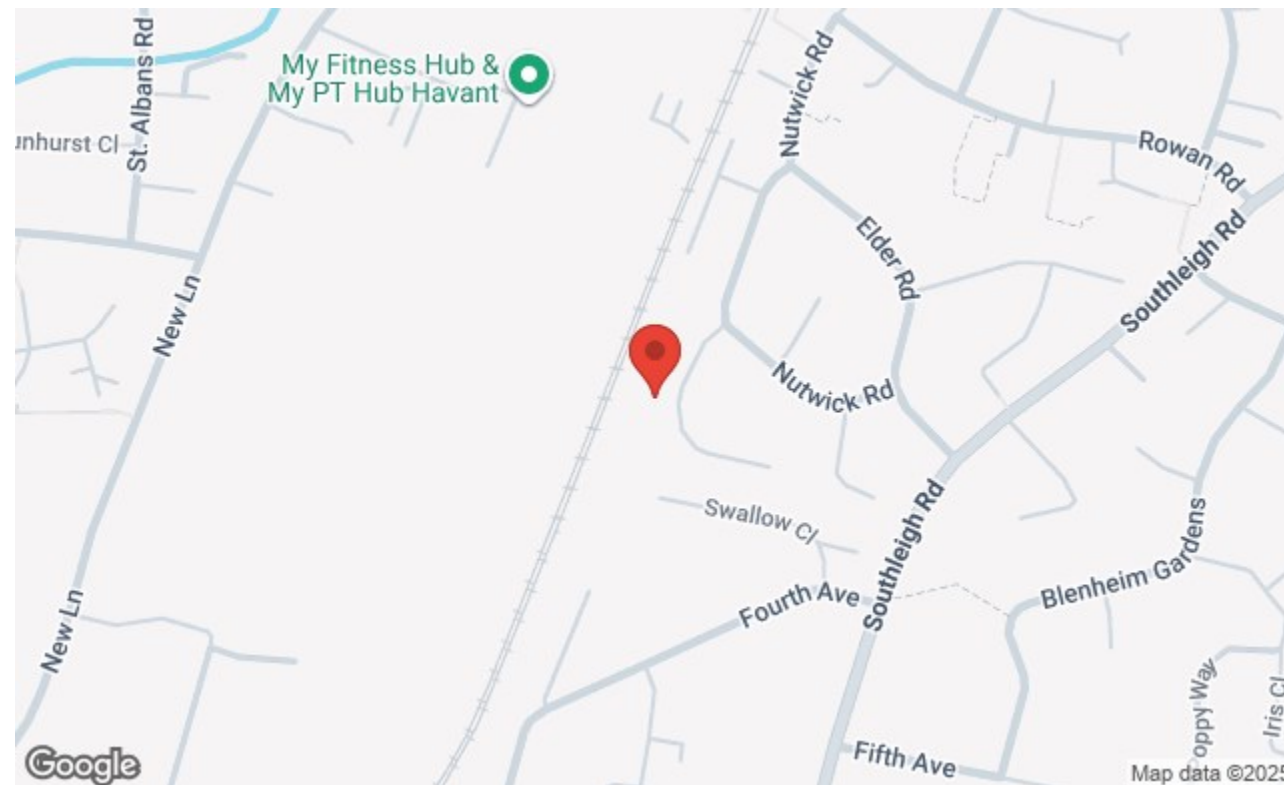
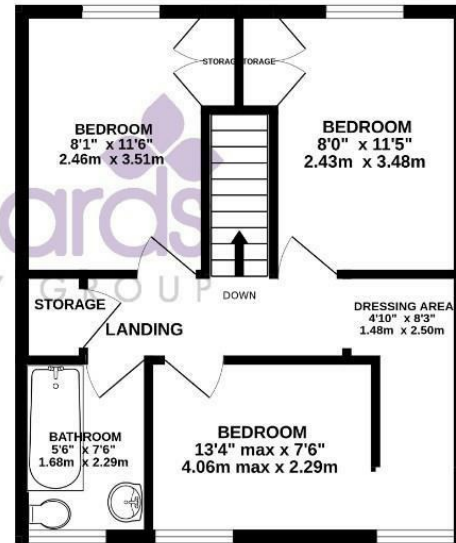


GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



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



**FOR SALE**

Offers Over £325,000

Nutwick Road, Havant PO9 2UQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Semi Detached House
- ❖ Extended to Rear
- ❖ Spacious Living Room
- ❖ Large Well Equipped Kitchen
- ❖ Utility Room
- ❖ Three Double Bedrooms
- ❖ Ground Floor WC
- ❖ Half Garage/Storage
- ❖ Expansive Rear Garden
- ❖ Private Driveway

Positioned within the charming locality of Denvilles, this delightful three-bedroom semi-detached family home in Nutwick Road offers a perfect blend of comfort and modern living. Spanning an impressive 1,069 square feet, the property boasts a private driveway with parking for multiple vehicles, ensuring convenience for you and your guests.

Upon entering, you are welcomed into an expansive lounge that provides a warm and inviting space, ideal for both relaxation and entertaining. The lounge seamlessly flows into a large, extended rear wrap-around kitchen, which features an open-plan dining area, perfect for family meals and gatherings. The kitchen is designed to be both functional and stylish, making it a wonderful space for culinary creativity.

This home also includes a separate utility room

and downstairs WC facilities, adding to the practicality of the layout. Each of the three bedrooms is generously sized, with the primary bedroom offering the added luxury of a walk-through wardrobe, providing ample storage and a touch of elegance.

The large rear garden is a standout feature, providing a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location.

With its spacious interiors, convenient amenities, and a lovely garden, this semi-detached home on Nutwick Road is an excellent opportunity for families looking to settle in a friendly community. Do not miss the chance to make this charming property your own.

Call today to arrange a viewing  
02392 482147  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
10'10" x 22'4" (3.32 x 6.82)

**KITCHEN/DINER**  
18'8" x 20'11" (5.71 x 6.40)

**UTILITY ROOM**  
7'1" x 7'8" (2.16 x 2.36)

**GARAGE/STORAGE**  
8'2" x 5'1" (2.49 x 1.57)

**BEDROOM ONE**  
13'3" x 7'6" (4.06 x 2.29)

**BEDROOM TWO**  
7'11" x 11'5" (2.43 x 3.48)

**BEDROOM THREE**  
8'0" x 11'6" (2.46 x 3.51)

**BATHROOM**  
5'6" x 7'6" (1.68 x 2.29)

## COUNCIL TAX BAND C

## MORTGAGE SERVICES

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.

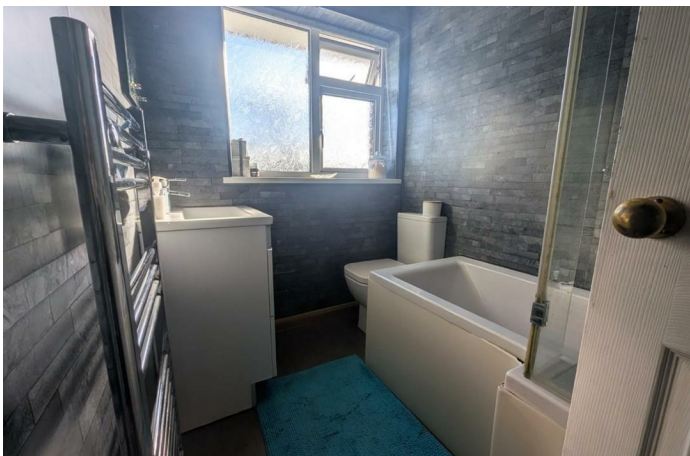
## REMOVALS


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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			72
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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