



**High Lawn Way, Havant PO9 5BU**



**welcome to**

## **High Lawn Way, Havant**

In need of some modernisation, this terraced house offers a lounge and kitchen/diner to the ground floor, with three bedrooms and a family bathroom to the first floor. The property also benefits from off road parking for two cars and an enclosed rear garden.

### **Auctioneer's Comments**

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### **Entrance Hall**

Via UPVC front door. Radiator.

### **Lounge**

13' 9" x 11' 3" max ( 4.19m x 3.43m max )

Double glazed window to front aspect. Fireplace and radiator.

### **Kitchen / Diner**

17' 9" x 7' ( 5.41m x 2.13m )

Double glazed window to rear aspect. Double glazed door leading to rear garden. Range of wall and base units, space for appliances, built-in understairs storage cupboard.

### **First Floor Landing**

Access to loft space.

### **Bedroom One**

13' 1" x 10' 6" max ( 3.99m x 3.20m max )

Double glazed window to front aspect. Built-in wardrobe, radiator.

### **Bedroom Two**

11' 5" x 7' ( 3.48m x 2.13m )

Double glazed window to rear aspect. Radiator.

### **Bedroom Three**

9' 11" max x 6' 11" max ( 3.02m max x 2.11m max )

Double glazed window to rear aspect. L-shaped room with built-in storage and radiator.

### **Bathroom**

Double glazed window to rear aspect. Panel enclosed bath with shower over, low level WC and wash hand basin with vanity unit.

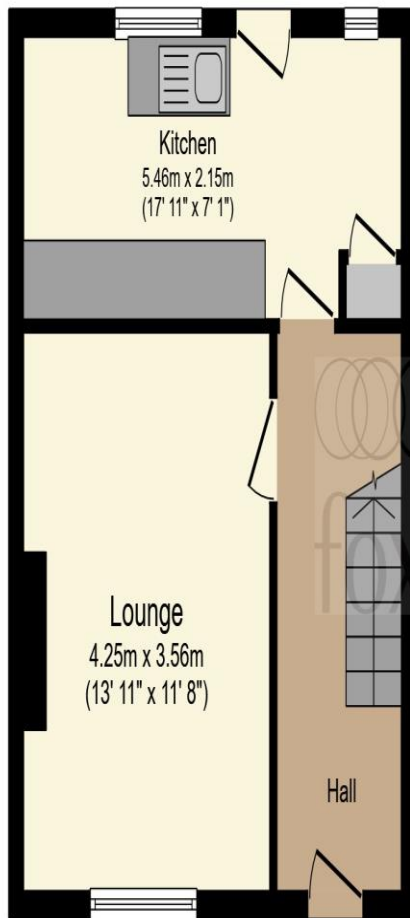
### **Outside**

#### **Front**

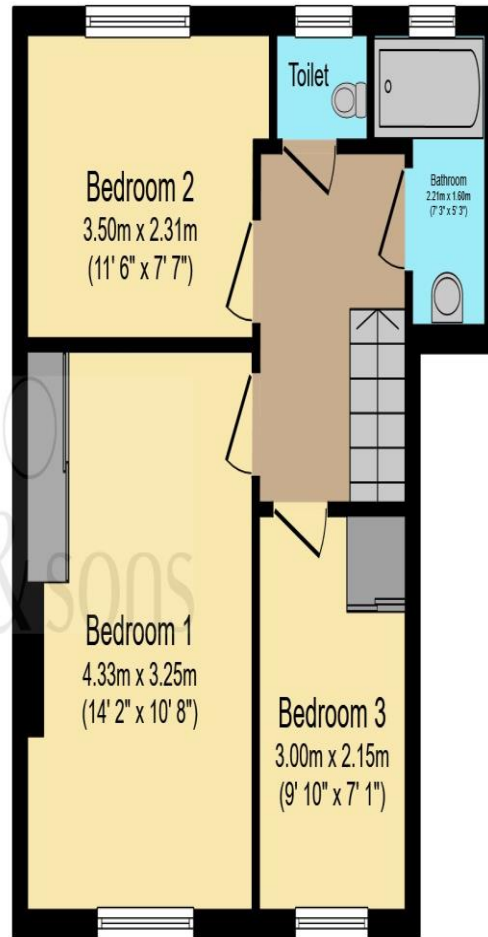
Off road parking for two cars. Patio area, pedestrian access to rear garden.

#### **Rear Garden**

Laid to patio with mature trees and shrubs. Brick built shed.



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**High Lawn Way,**  
**Havant**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Full Renovation Required
- Three Bedroom Terraced House

Tenure: Freehold EPC Rating: C

guide price

**£180,000**



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Property Ref:  
WLV109115 - 0006

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