



**Swarraton Road, Havant PO9 2HH**

***welcome to***

## **Swarraton Road, Havant**

Recently renovated and ready to move straight into, this stylish two-bedroom end of terrace home on Swarraton Road offers modern living with fantastic outdoor space.

### **Entrance Porch**

UPVC front door with double glazed panel and double glazed window to side. Door to lounge.

### **Lounge**

16' 11" x 14' 5" ( 5.16m x 4.39m )

Double glazed window to front aspect. Wood flooring, uprights on the wall, two radiators, built-in cupboard, stairs leading to first floor. Through to kitchen.

### **Kitchen**

14' 9" x 6' 10" ( 4.50m x 2.08m )

Double glazed window to rear aspect. Door leading to rear garden. Range of wall and base units with work surface over, incorporating single drainer sink unit with mixer tap over. Built in oven with hob and extractor hood over. Space for washing machine. Wood flooring, radiator, spotlights to ceiling.

### **First Floor Landing**

Double glazed window to side aspect.

### **Bedroom One**

12' 5" x 10' 5" ( 3.78m x 3.17m )

Double glazed window to front aspect. Carpet flooring, built in cupboard, radiator.

### **Bedroom Two**

10' 9" x 10' 4" ( 3.28m x 3.15m )

Double glazed window to rear aspect. Carpet flooring, built in cupboard, radiator.

### **Bathroom**

Double glazed window to rear aspect. Tiled to principal areas. Suite comprising panel enclosed bath with mixer tap and shower over, low level WC with push button flush and wash hand basin with mixer tap over and cupboards under.

### **Outside**

#### **Front Garden**

Pathway leading to front door, shingle area and shrubs.

#### **Rear Garden**

Enclosed by panel fencing with shrubs, laid to lawn with patio and shingle areas.





**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**  
**Swarraton Road,**  
**Havant**

- Recently Renovated Throughout
- Two Bedroom End of Terrace House
- Spacious & Modern Living
- Large Rear Garden
- Ample On Street Parking

Tenure: Freehold EPC Rating: D

**£260,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV109204](https://fox-and-sons.co.uk/Property/WLV109204)



Property Ref:  
WLV109204 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**