



**Farringdon Road, Havant PO9 2LP**

**welcome to**

## **Farringdon Road, Havant**

Lovely modern two bedroom home with a beautiful garden and off road parking. This home benefits from excellent transport links, including easy access to the A3(M) and Havant train station,

### **Entrance Porch**

Via UPVC and double glazed door with double glazed window to front aspect. Door to lounge.

### **Lounge**

18' 3" x 12' 10" ( 5.56m x 3.91m )

Double glazed window to front aspect. Laminate floor, feature fireplace with hearth and mantel over. Stairs leading to first floor with under stairs storage cupboard, radiator.

### **Kitchen**

18' 3" x 6' 11" ( 5.56m x 2.11m )

Double glazed window and double doors to rear garden. Range of wall and base cupboards and drawers with work surface over, incorporating sink unit with mixer tap over. Built-in low level oven and gas hob with extractor hood over. Tiled floor, wall mounted boiler, space for washing machine and fridge/freezer. Radiator.

### **First Floor Landing**

#### **Bedroom One**

15' x 9' 9" ( 4.57m x 2.97m )

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

#### **Bedroom Two**

11' 6" x 10' 5" ( 3.51m x 3.17m )

Double glazed window to rear aspect. Radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and panel enclosed bath with shower over. Heated towel rail, extractor fan.

### **Outside**

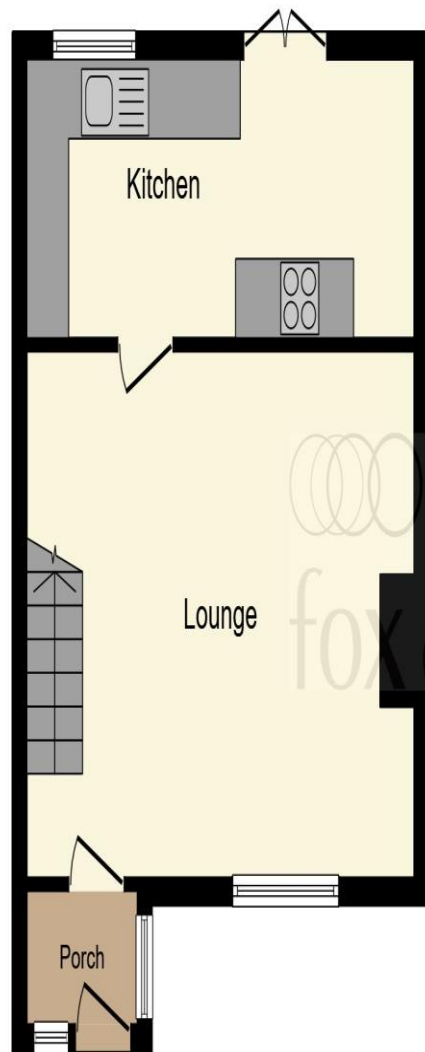
#### **Front**

Shingle driveway providing off road parking. Access to rear garden.

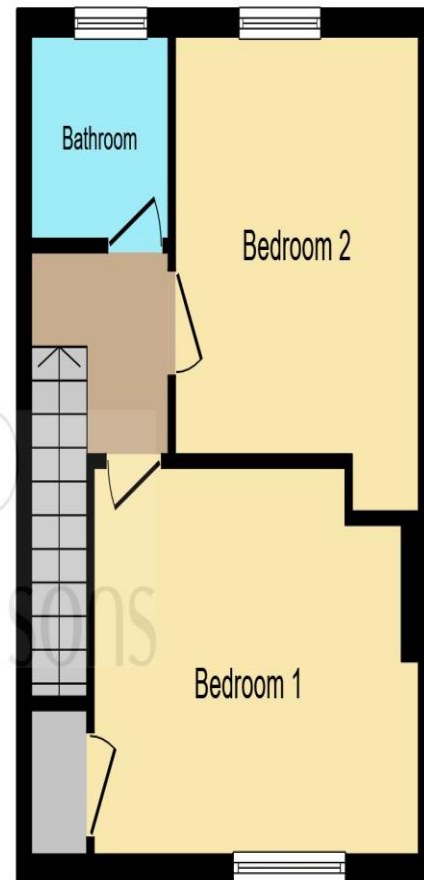
#### **Rear Garden**

Lawned and patio areas with mature shrubs. Personal door to garage. Rear pedestrian access.





**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**  
**Farringdon Road,**  
**Havant**

- Two Bedroom Mid Terraced House
- Bright & Airy Interior
- Stunning Private Garden
- Off Road Parking
- Excellent Transport Links

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£240,000**



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