



**Modern
Auction**

**£305,000
Freehold**

3x  1x  1x 

**Luard Court, Havant,
Hampshire, PO9**

cubitt&west
Helping you move forwards



Main features

- Ideally located near central Havant
- Close to train and bus stations with easy access to motorway
- No forward chain
- Cul-de-sac location
- Large double workshop in rear garden
- Parking for 2 vehicles
- For sale by Modern Auction-T&C's apply
- Subject to an undisclosed Reserve Price
- Buyer's fees apply

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 12'11 x 10'2 (3.94m x 3.10m)

Dining Area: 10'8 x 8'10 (3.25m x 2.69m)

Kitchen: 10'4 x 7'6 (3.15m x 2.29m)

FIRST FLOOR

Landing

Bedroom 1: 13'1 x 10'1 (3.99m x 3.08m)

Bedroom 2: 10'9 x 10'1 (3.28m x 3.08m)

Bedroom 3: 10'3 x 6'5 (3.13m x 1.96m)

Bathroom

OUTSIDE

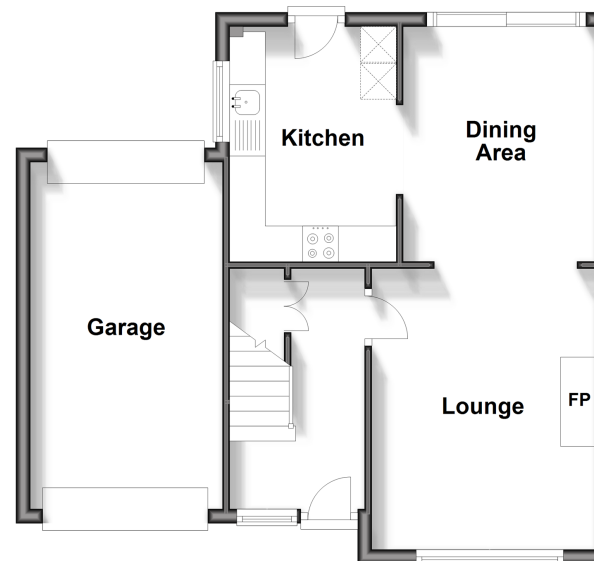
Front Garden

Rear Garden with Workshop

Garage

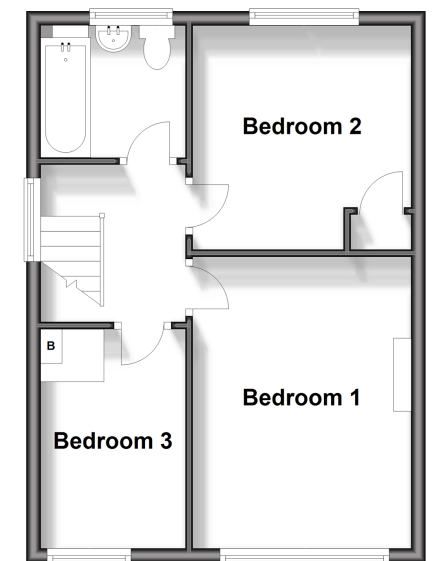
Ground Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Call Havant - 023 92492708 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



41129285/20250213/DG1/EC