



**Guide Price**

**£340,000**

**Freehold**

3x  2x  1x 

**Iris Close, Havant,  
Hampshire, PO9**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- **Lovely home located in the popular area of Denvilles**
- **Tastefully decorated throughout with a modern kitchen**
- **Situated at the end of a cul-de-sac on a private road**
- **Parking for 2 vehicles**
- **Garage currently used as an office/workshop**
- **Close to travel links and amenities**

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 15'1 x 14'6 (4.60m x 4.42m)  
Kitchen: 12'2 x 8'1 (3.71m x 2.47m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'9 x 8'6 (3.58m x 2.59m)  
En-Suite Shower Room  
Bedroom 2: 10'2 x 8'6 (3.10m x 2.59m)  
Bedroom 3: 8'11 x 6'3 (2.72m x 1.91m)  
Bathroom

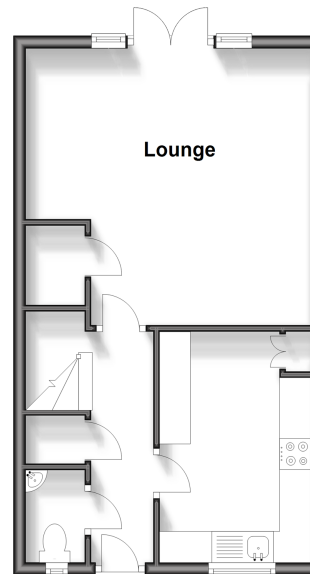
### OUTBUILDING

Room 1  
Store Room

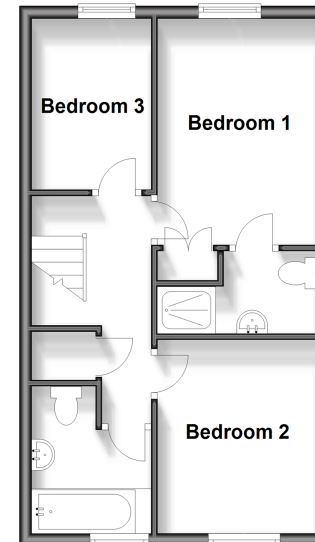
### OUTSIDE

Front and Rear Garden  
Driveway

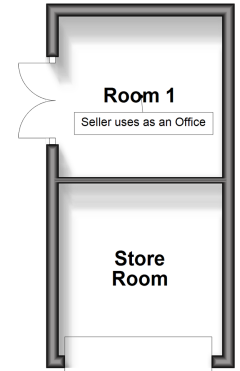
**Ground Floor**  
Approx. 38.0 sq. metres (409.5 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (409.5 sq. feet)



**Outbuilding**  
Approx. 14.4 sq. metres (155.4 sq. feet)



**Call Havant - 023 92492708 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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



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