



**Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Nutwick Road, Havant,  
Hampshire, PO9**

**cubitt&west**  
Helping you move forwards





## Main features

- Located in a well sought after area in Denvilles
- Modern open plan fitted Kitchen
- Bright airy conservatory leading onto a private garden with patio area
- Summer house
- Off road parking for 2 vehicles
- Close to local schools

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 22'9 x 8'3 (6.94m x 2.52m)  
 Conservatory  
 Kitchen/Diner: 16'1 x 9'3 (4.91m x 2.82m)  
 Cloakroom  
 Store Room

### FIRST FLOOR

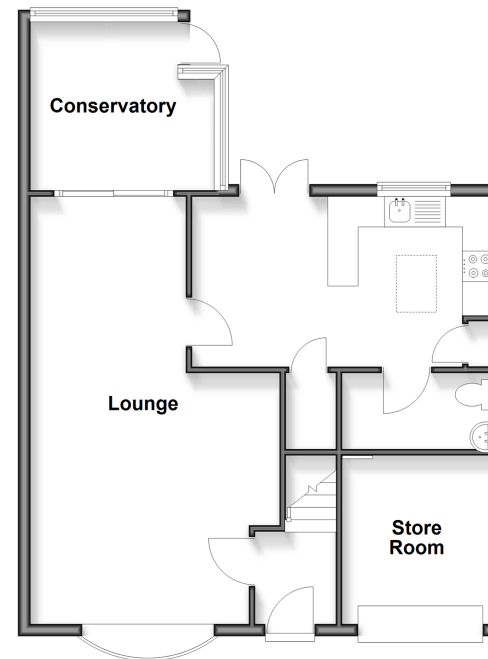
Landing  
 Bedroom 1: 11'7 x 9'6 (3.53m x 2.90m)  
 Bedroom 2: 9'1 x 9'1 (2.77m x 2.77m)  
 Bedroom 3: 8'6 x 6'6 (2.59m x 1.98m)  
 Bathroom

### OUTSIDE

Front and Rear Garden  
 Off Road Parking

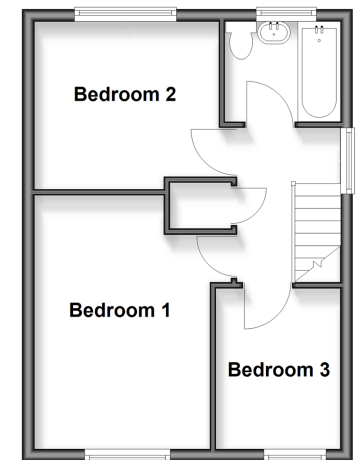
### Ground Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



### First Floor

Approx. 35.2 sq. metres (379.2 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



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