



**Price**  
**£247,000**

**Freehold**

3x  1x  2x 

**Battens Way, Havant,  
Hampshire, PO9**

**cubitt&west**  
Helping you move forwards





## Main features

- End of terrace property in need of updating
- Ideal for 1st time buyers or investors
- Sunny garden
- Off road parking
- Close to Greywell shopping centre and amenities

## Accommodation

### Entrance Hall

**Lounge:** 13'5 x 12'1 (4.09m x 3.69m)

**Dining Room:** 10'4 x 9'0 (3.15m x 2.75m)

**Kitchen:** 10'5 x 9'0 (3.18m x 2.75m)

**Storeroom**

### FIRST FLOOR

#### Landing

**Bedroom 1:** 12'5 x 10'3 (3.79m x 3.13m)

**Bedroom 2:** 12'1 x 11'6 (3.69m x 3.51m)

**Bedroom 3:** 8'6 x 8'0 (2.59m x 2.44m)

**Wet Room**

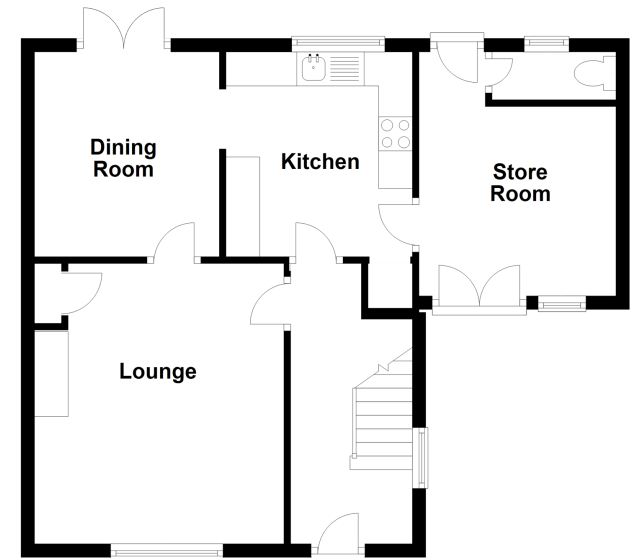
### OUTSIDE

**Front & Rear Gardens**

**Off Road Parking**

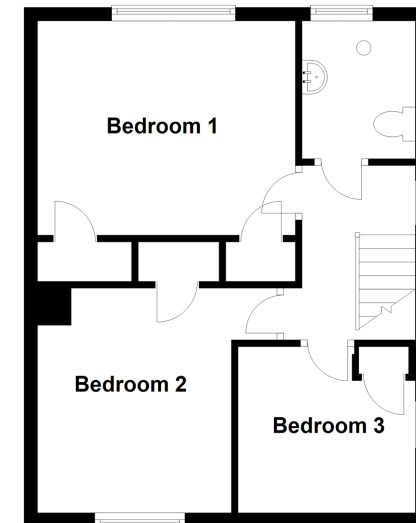
### Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



### First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



**Call Havant - 023 92492708 ■ [cubittandwest.co.uk](http://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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