



26 Penk Ridge
Havant
Hampshire
PO9 3LU



BYRNE
RUNCIMAN

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26 PENK RIDGE

PRICE GUIDE: £445,000

The Property

26 Penk Ridge is an older style detached property that has been extended in more recent years and adapted for use as a residential home. It is in a popular residential location within reach of nearby Havant Town Centre which offer shops and local amenities. It stands in a good sized garden and benefits from off road parking and a garage. This spacious property has great potential so viewing is very highly recommended.

- * **NO ONGOING CHAIN** *
- * **DETACHED HOUSE** *
- * **POPULAR LOCATION** *
- * **GOOD SIZED GARDEN** *
- * **FOUR BEDROOMS * BATHROOM** *
- * **THREE RECEPTION ROOMS** *
- * **OFF ROAD PARKING * GARAGE** *

The Location

Havant town centre offers an array of shops, pubs, restaurants and local amenities. There is a main line railway station to London Waterloo. The schools in the area are well regarded. There is easy access to the A3 and M27 motorway network. The city of Portsmouth and the ferry ports are easily accessible

Directions

For Satnav use postcode PO9 3LU.

ACCOMMODATION

Front door opening to:

ENTRANCE PORCH Double glazed windows to front and sides, door opening to:

ENTRANCE HALL Staircase to first floor, under stair cupboard, radiator, door opening to:

LIVING ROOM Double glazed window to front, double glazed bay window to side overlooking garden, radiator, open arch to:

DINING ROOM Double glazed window to side overlooking garden, radiator, door to study/family room, double doors opening to:

KITCHEN/BREAKFAST ROOM Double glazed windows to front and side, door to garden, fitted with a range of wall and base units with work surfaces over, double bowl stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point, plumbing for dishwasher, space for fridge/freezer, radiator, door opening to rear hallway.

STUDY/FAMILY ROOM Double glazed window to side, radiator, door opening to:

REAR HALLWAY Door to side, larder cupboard, doors opening to:

UTILITY ROOM Roof light/window, fitted with a range of base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, wall mounted gas boiler* servicing central heating* and hot water system*.

W.C. Double glazed window to side, low level w.c., wash hand basin.

FIRST FLOOR

LANDING Over stairs cupboard, doors opening to:

BEDROOM ONE Double glazed window to front, double glazed bay window to side, radiator.

BEDROOM TWO Double glazed window to front, radiator.

BEDROOM THREE Double glazed window to side, radiator.

BEDROOM FOUR Double glazed window to side, radiator.

BATHROOM Double glazed window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

W.C. Double glazed window to rear, low level w.c.

OUTSIDE

Double timber gates open onto the property, a driveway offers parking for a car and leads to the **INTEGRAL GARAGE** with up and over door to front.

The property has fencing to the front and a mature beech hedge to one side. A wrought iron pedestrian gate gives access to the side of the property to the good sized **GARDEN** which is enclosed by fencing and is predominately to the side. It is mainly laid to lawn, extensive paved area and some shrubs, borders and trees.

Tenure: Freehold.

Services: All main services.

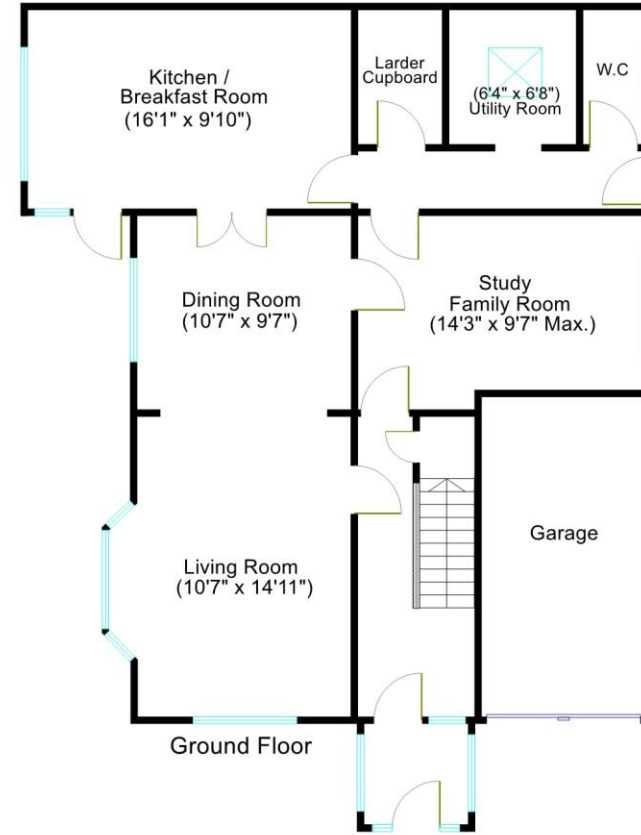
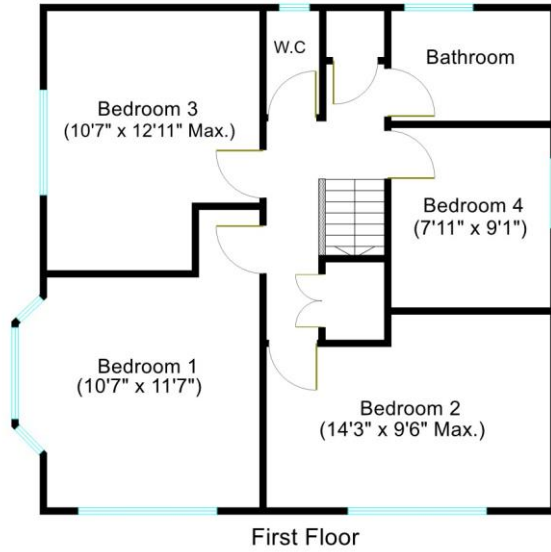
Local Authority: Havant Council.

Council Tax Band: E

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Approx. internal floor area = 1,599 sq ft / 148.5 sqm
Floor Plan for identification and guidance purposes only

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

