



15 Fern Drive, Havant,

Havant PO9 2YH



Borland and Borland are pleased to bring to the market this 3 Bedroom, Semi-detached, well presented home, constructed in 1997. Situated in a quiet Cul-de-sac, a short walk away from central Havant and all the amenities within the town, including a train station, local shops, restaurants, and supermarkets.

Accommodation comprises of: Entrance Hall, Cloakroom, Sitting Room with Log Burner, Kitchen/Breakfast Room, Conservatory. First Floor: Bedroom one which is currently opened into Bedroom three to make a larger than average principal bedroom, Bedroom two is also a double, (The Stud wall can be re-erected if required to reinstate bedroom Three), family Bathroom with shower over bath. Externally there is a private enclosed, low maintenance rear garden, which features a pond, side gate access and a door into the garage. The property also benefits from a driveway, gas central heating and double glazing.

- SEMI DETACHED
- WELL PRESENTED
- SITTING ROOM WITH WOOD BURNER
- KITCHEN/ BREAKFAST ROOM WITH RANGE COOKER
- GAS CENTRAL HEATING
- GARAGE AND DRIVEWAY
- DOUBLE GLAZING
- PRIVATE ENCLOSED GARDEN

Asking Price
£350,000
Freehold





Accommodation

Ground Floor:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory



First Floor

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

Exterior-

- Front Garden
- Driveway
- Garage
- Private enclosed rear garden





Location

The property is located in a quiet col-de-sac, within a small modern development, situated within walking distance of central Havant.

Havant town has a ray of shops including Marks and Spencer, Waitrose and Next, café's and restaurants.

There is a train station which provides direct links to London, Brighton etc.

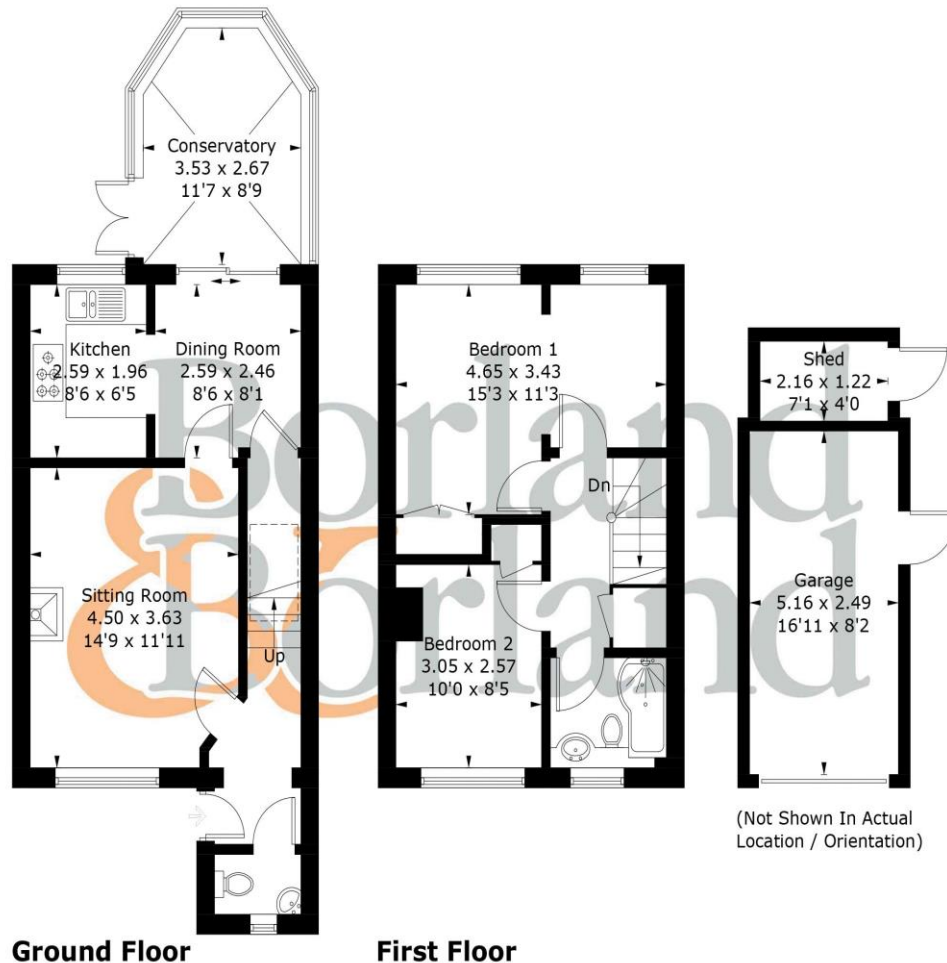
The nearby M27 gives easy reach of nearby Portsmouth/Southsea.





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Approximate Gross Internal Area = 78.9 sq m / 849 sq ft
Garage / Shed = 15.8 sq m / 170 sq ft
Total = 94.7 sq m / 1019 sq ft



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID931850)

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