

FOR SALE

Offers In Excess Of £290,000

Corhampton Crescent, Havant PO9 3BX

bernards THE ESTATE AGENTS

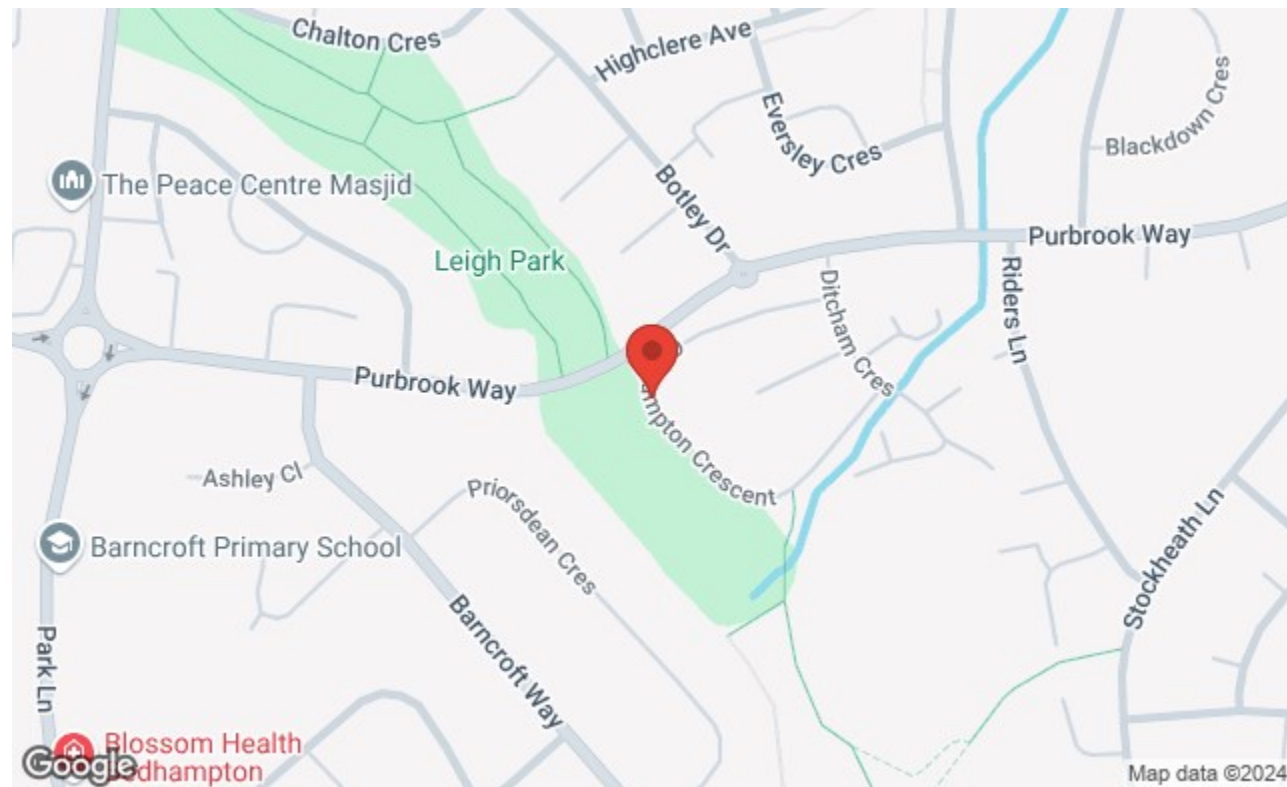
GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### HIGHLIGHTS

- THREE BEDROOMS
- SEMI-DETACHED
- 23FT LOUNGE/DINER
- MODERN KITCHEN
- SPACIOUS UTILITY
- OFF ROAD PARKING
- OVERLOOKING GREEN SPACE
- CLOSE TO HERMITAGE STREAM
- PERFECT FOR FAMILIES
- A MUST VIEW

Welcome to this charming semi-detached house on Corhampton Crescent. This property boasts a spacious 23ft lounge/diner, perfect for entertaining guests or relaxing with your family. With 3 bedrooms and a bright and airy bathroom, there is ample space for everyone to enjoy.

One of the highlights of this property is its fantastic location, ideal for those who love walking and nature, being near the picturesque Hermitage Stream. The off-road parking ensures

convenience for you and your guests, with space for 2 vehicles.

Inside, you'll find a neutrally decorated interior, providing a blank canvas for you to make it your own. The utility area adds practicality to the home.

Don't miss out on the opportunity to own this wonderful property in a sought-after location. Contact us today to arrange a viewing and make this house your new home!

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Call today to arrange a viewing  
02392 232 888  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

- PORCH**  
7' x 5'8" (2.13m x 1.73m)
- ENTRANCE HALL**  
11'4" x 6' (3.45m x 1.83m)
- LOUNGE/DINER**  
13'4" x 23' (4.06m x 7.01m)
- KITCHEN**  
11'6" x 7'10" (3.51m x 2.39m)
- UTILITY**  
13'8" max x 11'6" (4.17m max x 3.51m)

- W.C**  
2'9" x 3'7" (0.84m x 1.09m)
- BEDROOM ONE**  
13'3" x 11'2" (4.04m x 3.40m)
- BEDROOM TWO**  
13'3" x 9'11" (4.04m x 3.02m)
- BEDROOM THREE**  
8'3" x 8'6" (2.51m x 2.59m)
- BATHROOM**  
7'9" x 6'6" (2.36m x 1.98m)

**ANTI-MONEY LAUNDERING (AML)**  
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**BERNARDS MORTGAGE & PROTECTION**  
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection

for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**COUNCIL TAX BAND B**  
**OFFER CHECK PROCEDURE -**  
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**REMOVAL QUOTES**  
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITOR**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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