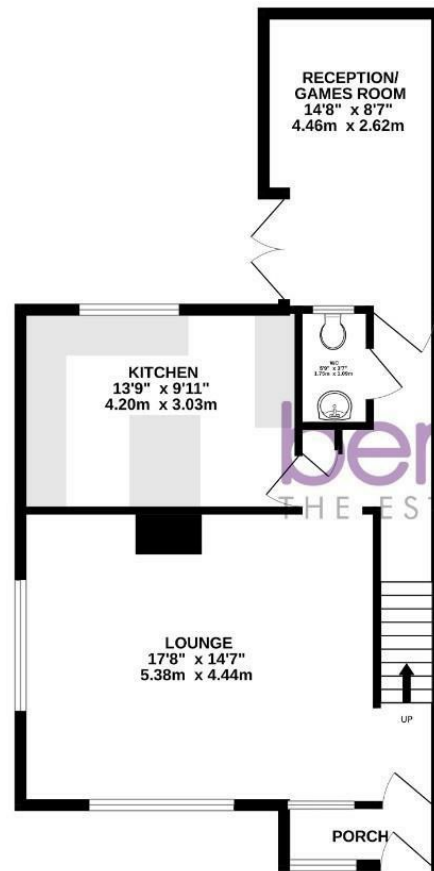
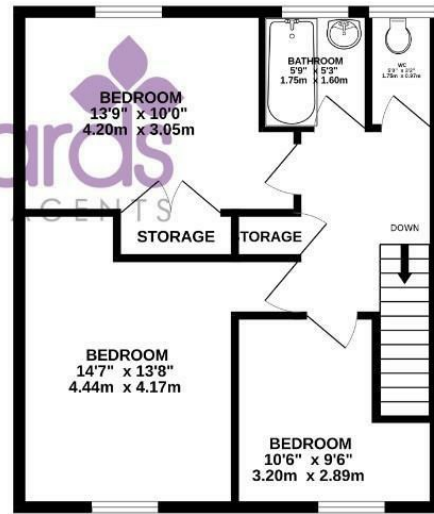


GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Offers Over £250,000

Froxfield Road, Havant PO9 5PN



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END-OF-TERRACE
- ❖ LARGE GARDEN
- ❖ SPACIOUS LOUNGE
- ❖ MODERN KITCHEN
- ❖ REAR STUDY/RECEPTION
- ❖ MODERN BATHROOM
- ❖ TWO W.Cs
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ CLOSE TO THE PARK

Located on Froxfield Road in Havant, this semi-detached house offers a perfect blend of comfort and convenience. Boasting two reception rooms, three bedrooms, and a modern bathroom, this property is ideal for a family.

Situated just a stone's throw away from Bartons Green Recreation Ground, this home provides easy access to family-friendly activities such as leisurely walks, dog outings, and picnics in the park. The rear garden wraps around two sides of the home and is a further space which is perfect for families

Inside, the house features a contemporary kitchen that is perfect for whipping up delicious meals and a stylish bathroom for unwinding after a long day. Additionally, there is an extra room at the rear of the property that can be tailored to suit your needs, whether it be a home office, a playroom for the kids, or a cosy nook.

Don't miss the opportunity to make this charming three-bedroom end of terrace house your new home. With its prime location, versatile living spaces, and proximity to green spaces, this property is sure to capture your heart.

Call today to arrange a viewing

02392 232 888

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PROPERTY INFORMATION

PORCH
3' x 7'7" (0.91m x 2.31m)

LOUNGE
17'7" x 14'7" (5.36m x 4.45m)

KITCHEN
13'9" x 9'11" (4.19m x 3.02m)

W.C
5'9" x 3'7" (1.75m x 1.09m)

REAR RECEPTION
14'5" x 8'7" (4.39m x 2.62m)

BEDROOM ONE
13'9" x 10' (4.19m x 3.05m)

BEDROOM TWO
14'7" x 13'8" (4.45m x 4.17m)

BEDROOM THREE
10'6" x 9'6 max (3.20m x 2.90m max)

BATHROOM
5'3" x 5'9" (1.60m x 1.75m)

W.C
5'9" x 3'2" (1.75m x 0.97m)

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 -

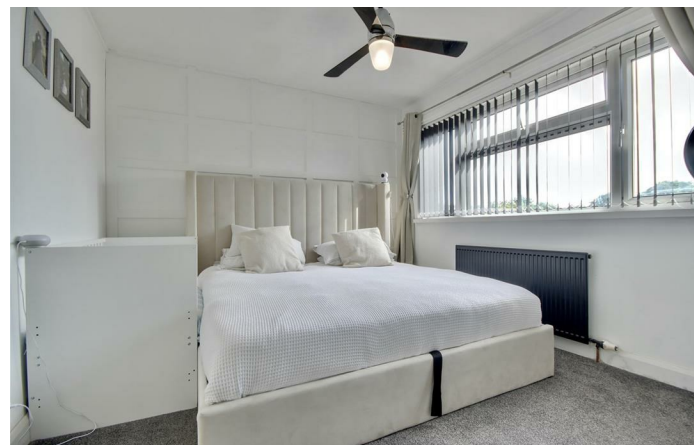
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
	65
EU Directive 2002/91/EC	
England & Wales	



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