

# bushnell porter



## Stansted Crescent Havant PO9 5NL



- Entrance porch
- Front aspect lounge area
- Rear aspect dining area
- Wood panel limed oak effect kitchen
- Double glazed conservatory
- Three bedrooms
- Three piece family bathroom
- Integral garage
- Gas heating and double glazing
- Driveway
- Shingle front garden
- Lawned rear garden
- Open rear aspect views

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**A three bedroom semi-detached first time to the market for 40 years family house with the benefit of driveway, an integral garage and open rear aspect views over playing fields with Butser Hill in the distance.**

## **ACCOMMODATION**

**ENTRANCE PORCH** via frosted double glazed front door, wood grain panel effect door leading through to lounge area.

**LOUNGE AREA** 16ft 1 (4.90m) x 14ft 10 (4.52m) front aspect room via double glazed picture window overlooking shingle front garden area and driveway, stone chimney breast with display niches, space for television, panelled radiator, open tread staircase leading to first floor, two wall light points, television point, lounge area leading through to dining area, open plan feel through to dining area.

**DINING AREA** 14ft 10 (4.52m) x 8ft 3 (2.53m) rear aspect room via double glazed sliding patio doors opening out onto conservatory with views towards rear garden and playing fields beyond, panelled radiator, storage cupboard, further panelled radiator, dining area leading through to kitchen.

**KITCHEN** 9ft 7 (2.92m) x 7ft 9 (2.38m) rear aspect room via double glazed window overlooking conservatory through to rear garden and playing fields beyond, kitchen comprising wood grain panel effect limed oak style units with enamel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback with decorative dado tile, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, space for cooker, space for fridge, small breakfast bar area, tiled flooring.

**CONSERVATORY** 22ft 1 (6.73m) x 5ft 3 (1.62m) rear aspect double glazed windows overlooking paved and lawned rear garden with views over playing fields, central double glazed sliding patio doors leading out to rear garden, panelled radiator, built-in storage cupboard (previously wc).

**FIRST FLOOR LANDING** 8ft 8 (2.65m) x 5ft 7 (1.72m) wood grain panel effect doors to all rooms, built-in linen cupboard, access to roof space, roof space approximately 23ft 9 (7.26m) x 11ft 1 (3.38m) part restrictive head height, light point.

**BEDROOM 1** 15ft (4.55m) x 13ft 3 (4.04m) front aspect room via double glazed picture window, panelled radiator, fitted bedroom furniture comprising three triple wardrobes via cream panel effect doors, further corner units with mirror fronted door, end display shelves, built-in dressing table and storage drawers.

**BEDROOM 2** 15ft (4.55m) x 8ft 5 (2.56m) rear aspect room via double glazed picture window overlooking rear garden, open views over playing fields and towards Butser Hill in the distance, built-in triple wardrobe via panel effect doors, panelled radiator.

**BEDROOM 3** 10ft 2 (3.11m) x 8ft 3 (2.52m) front aspect room via double glazed window, panelled radiator.

**FAMILY BATHROOM** 8ft 2 (2.50m) x 5ft 6 (1.68m) plus recessed shower unit, three piece suite comprising recessed shower cubicle with three tiled walls, decorative dado tile, chrome shower mixer, glazed door, close coupled wc, ceramic vanity sink with chrome monobloc mixer tap, storage cupboards below with chrome furniture, tiling to all walls from floor to ceiling with decorative dado tile, ceramic floor tiles, frosted rear aspect double glazed window.

**OUTSIDE** to the front of the property there is a block paved driveway leading to integral garage via metal up and over door, adjacent shingle front garden area, to the side of the property there is a shared pathway with next door leading through to wooden gate and rear garden. **Rear garden** 27ft 10 (8.50m) x 27ft 6 (8.38m) paved patio area, outside courtesy lights, main lawned area with flower borders leading through to open rear aspect views over playing fields.

**GARAGE** 16ft 10 (5.14m) x 8ft (2.45m) power and light points, gas and electric meters and fuses, gas boiler supplying central heating and hot water.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate the potential that this three bedroom first time to the market in over 40 years semi-detached house has to offer with its open rear aspect views over playing fields.

## COUNCIL TAX – Havant Borough Council – Band ‘B’ - £1,641.39 (2024/2025)

### FREEHOLD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

