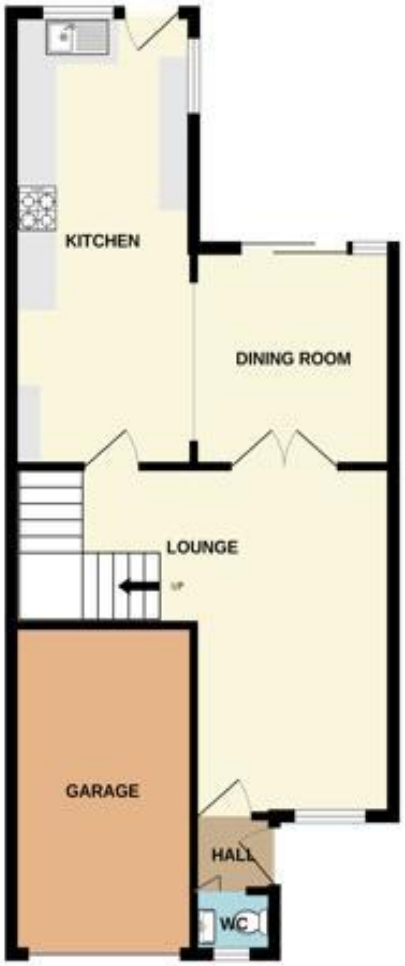




GROUND FLOOR  
830 sq.ft. (76.7 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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.  
 Wainwright Estates Ltd

**Energy performance certificate (EPC)**

16 ST FRANCIS PLACE HAVANT PO9 3BS	Energy rating <b>C</b>	Valid until: 28 February 2031
		Certificate number: 2235-3004-8202-5019-1200

Property type	End-terrace house
Total floor area	94 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

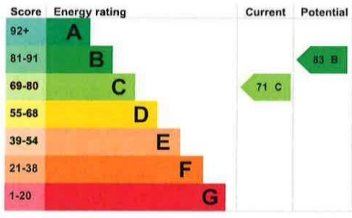
This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60



# 16 St. Francis Place

Havant PO9 3BS

**Price: £325,000**

## DESCRIPTION

Wainwright Estates are pleased to offer this four bedroom semi-detached house to the sales market. Internally the property comprises of a spacious lounge with double doors opening up into the dining room, creating a more open plan feel. The dining room also has sliding doors to the garden and is open to the kitchen providing a social space. The kitchen has a built in dishwasher, space for washing machine and fridge/freezer. There is also a handy ground floor WC. Upstairs you will find four bedrooms and a fully tiled bathroom. Outside there's a low maintenance rear garden with side access and a garage and driveway to the front. Additional benefits include double glazing, gas central heating and the property is being offered with no forward chain.

## ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE 15' 5" x 9' 4" (4.70m x 2.84m)

DINING ROOM 9' 7" x 8' 8" (2.92m x 2.64m)

KITCHEN 20' 0" x 8' 2" (6.09m x 2.49m)

## FIRST FLOOR

BEDROOM 1 10' 5" x 9' 1" (3.17m x 2.77m)

BEDROOM 2 9' 7" x 8' 3" (2.92m x 2.51m)

BEDROOM 3 8' 3" x 7' 6" (2.51m x 2.28m)



BEDROOM 4 8' 1" x 5' 5" (2.46m x 1.65m)

BATHROOM 6' 5" x 6' 1" (1.95m x 1.85m)

## OUTSIDE

REAR GARDEN

GARAGE & DRIVEWAY

