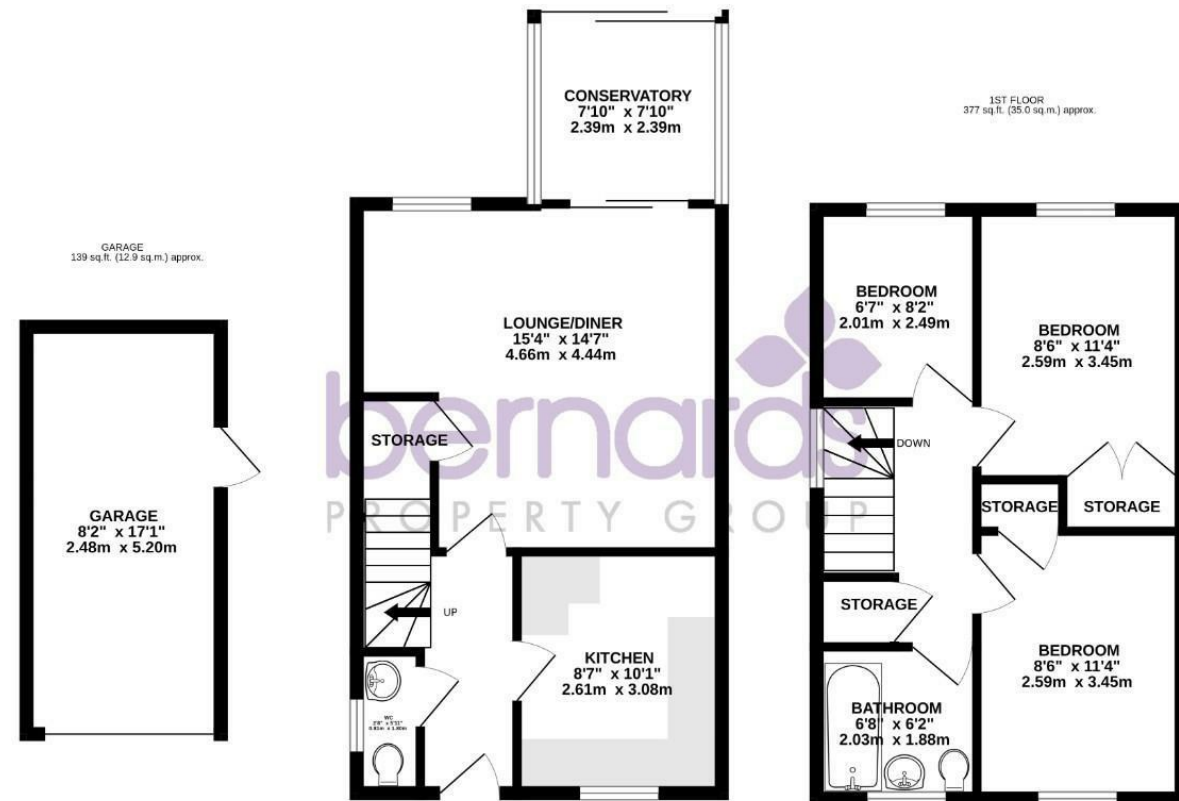


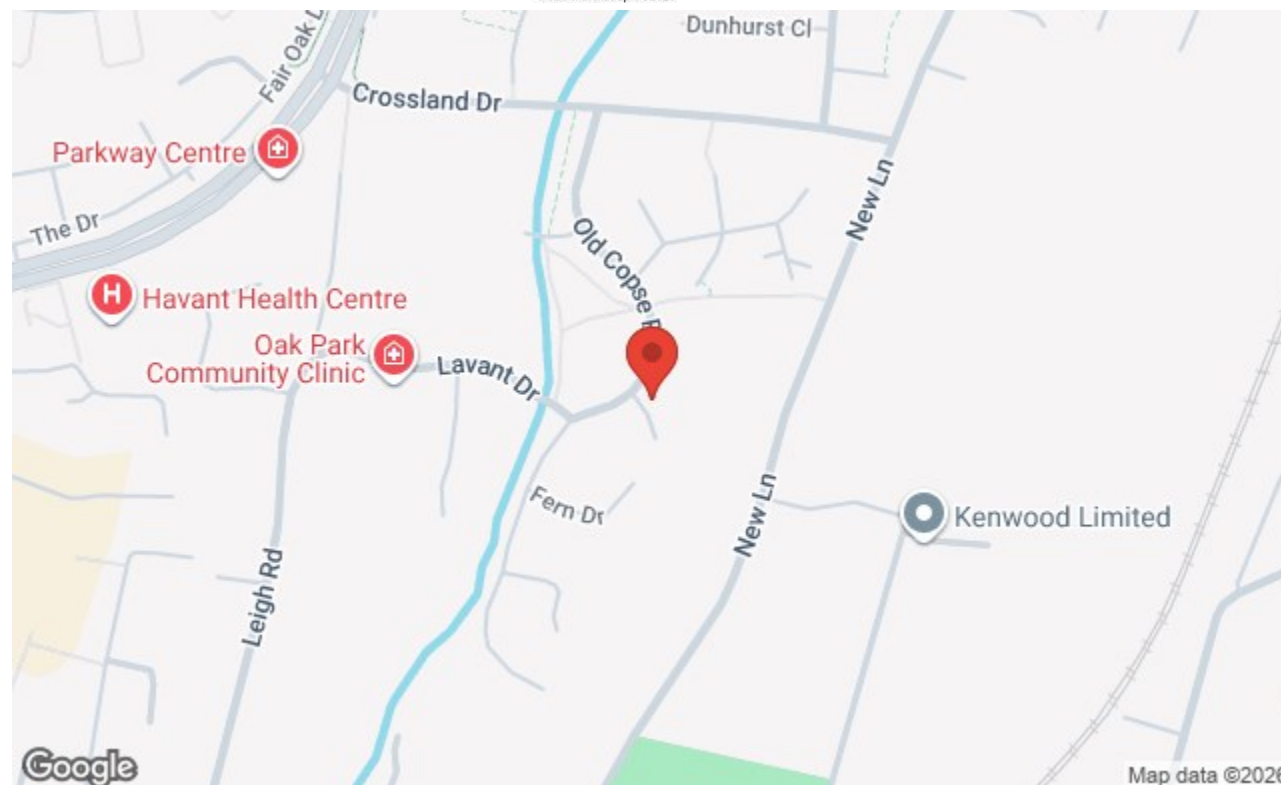
GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



FOR SALE

Guide Price £325,000

Old Copse Road, Havant PO9 2YA

bernards  
THE ESTATE AGENTS



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## HIGHLIGHTS

- ❖ GARAGE
- ❖ SEMI DETACHED
- ❖ DOWNSTAIRS W.C
- ❖ THREE BEDROOMS
- ❖ LOUNGE/DINER
- ❖ CONSERVATORY
- ❖ GREAT GARDEN
- ❖ PARKING FOR TWO CARS
- ❖ GREAT FAMILY HOME
- ❖ CALL NOW TO VIEW

Nestled on the charming Old Copse Road in Havant, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming hallway that leads to a well-appointed kitchen on the right, ideal for culinary enthusiasts. Adjacent to the kitchen, you will find a spacious lounge/diner, perfect for entertaining guests or enjoying family meals. This area also provides access to a lovely conservatory, where you can bask in natural light and enjoy views of the garden.

The property boasts a well-maintained garden, laid to lawn, providing a serene outdoor space for relaxation or play. Additionally, there is side access to the garden, enhancing the practicality of this

home.

Upstairs, you will discover three generously sized bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms, ensuring ease of use for the household.

Parking is a breeze with space for up to three vehicles, making this property an excellent choice for families or those with multiple cars.

This charming home on Old Copse Road is not just a house; it is a place where memories can be made. With its ideal location and thoughtful layout, it presents a wonderful opportunity for anyone looking to settle in the vibrant community of Havant.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk





# PROPERTY INFORMATION

## ENTRANCE HALLWAY

## DOWNSTAIRS W.C

## KITCHEN

10'1" x 8'6" (3.08 x 2.61)

## LOUNGE/DINER

15'3" x 14'6" (4.66 x 4.44)

## CONSERVATORY

7'10" x 7'10" (2.39 x 2.39)

## BEDROOM ONE

11'3" x 8'5" (3.45 x 2.59)

## BEDROOM TWO

11'3" x 8'5" (3.45 x 2.59)

## BEDROOM THREE

8'2" x 6'7" (2.49 x 2.01)

## BATHROOM

6'7" x 6'2" (2.03 x 1.88)

## GARAGE

17'0" x 8'1" (5.20 x 2.48)

## ANTI MONEY LAUNDERING HAVANT

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

## HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND D £2213

## 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!

## OFFER VERIFICATION 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.

## PROPERTY REMOVALS

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 QUOTES

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		
EU Directive 2002/91/EC	72	78
England & Wales		



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