

£315,000
22 Great Copse Drive
Havant, PO9 5DA

PROPERTY SUMMARY

Offered with No Forward Chain, this four bedroom semi detached family home located in this well regarded residential location benefits from a recent scheme of modernisation in 2023 with a new kitchen, boiler, windows and downstairs flooring. The accommodation comprises entrance hallway, ground floor WC, large living room with window overlooking the Copse to the front, modern kitchen/diner with a convenient spacious utility room, the garage has been converted to create a ground floor bedroom. The first floor landing leads to the four piece bathroom suite and three well proportioned bedrooms. Located within easy reach of ample local amenities we feel this would make a wonderful family home, contact us today to arrange your viewing.





HALLWAY

WC

LOUNGE 20' 5" x 12' 7" (6.22m x 3.84m)

KITCHEN/DINER 17' x 13' 10" (5.18m x 4.22m)

UTILITY ROOM 8' 4" x 7' 9" (2.54m x 2.36m)

BEDROOM/STUDY 15' x 8' 4" (4.57m x 2.54m)

LANDING

BATHROOM 9' 10" x 9' 3" (3m x 2.82m)

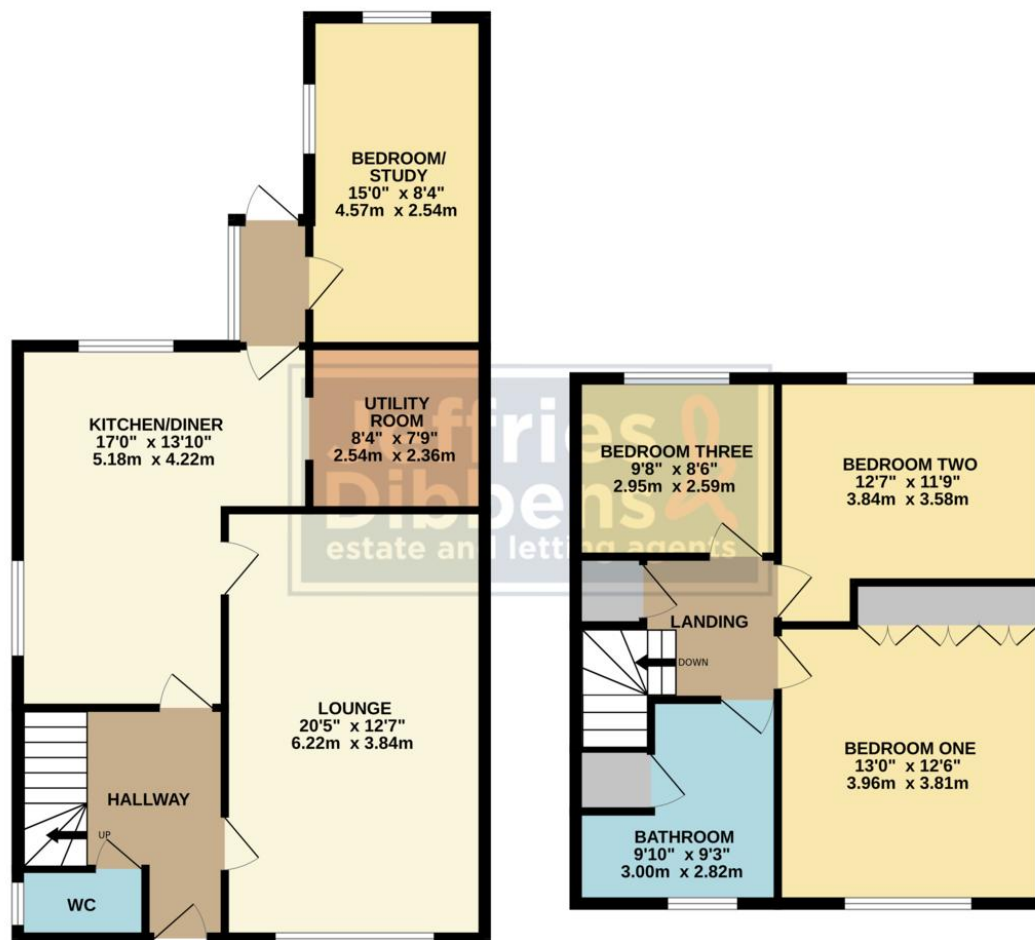
BEDROOM ONE 13' x 12' 6" (3.96m x 3.81m)

BEDROOM TWO 12' 7" x 11' 9" (3.84m x 3.58m)

BEDROOM THREE 9' 8" x 8' 6" (2.95m x 2.59m)

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1331 sq.ft. (123.6 sq.m.) approx.

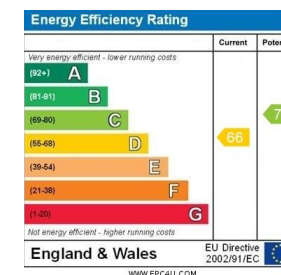
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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