



**Fraser Road, Havant PO9 3EJ**

fox & sons

## welcome to

### Fraser Road, Havant

Modern three bed terraced home with driveway, spacious lounge, stylish kitchen and downstairs WC. Private low maintenance garden with patio, astroturf, shed and large cabin. Two doubles, one single and an upstairs shower room. Close to amenities and Havant Station.

#### **Entrance Hall**

Storage cupboard, stairs leading to first floor. Doorway to kitchen. Door to lounge.

#### **Kitchen**

Double glazed window to front aspect. Tiled floor, tiled to principal areas. Range of wall and base cupboards and drawers with work surface over incorporating sink unit with mixer tap over. Space for washing machine, dishwasher, under the counter fridge and upright fridge/freezer. Built-in low level oven with gas hob and extractor hood over.

#### **Lounge**

Double glazed patio doors leading to rear garden. Laminate flooring, built-in units, radiator. Through to cloakroom.

#### **Cloakroom**

Low level WC.

#### **First Floor Landing**

Doors to all rooms.

#### **Bedroom One**

Double glazed window to front aspect. Carpet flooring, radiator.

#### **Bedroom Two**

Double glazed window to rear aspect. Carpet flooring, radiator.

#### **Bedroom Three**

Double glazed window to front aspect. Carpet flooring, radiator.

#### **Bathroom**

Double glazed window to rear aspect. Panel enclosed bath with shower over, pedestal wash hand basin. Tiled walls.

#### **Toilet**

Double glazed window to rear aspect. Low level WC and wash hand basin.

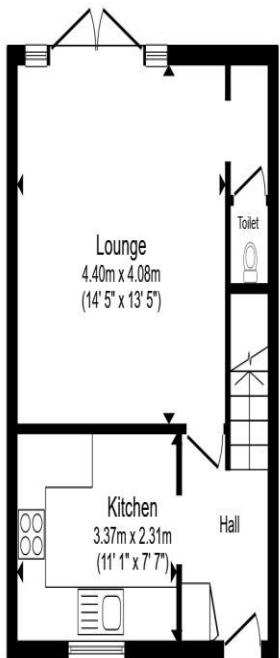
#### **Outside**

##### **Front**

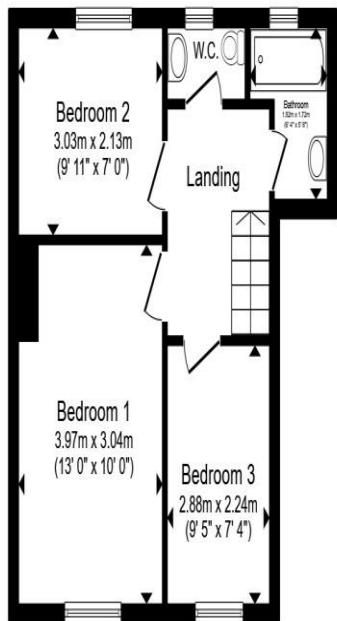
Shingle driveway providing parking for two cars. Pathway to front door and side alley leading to rear garden.

##### **Rear Garden**

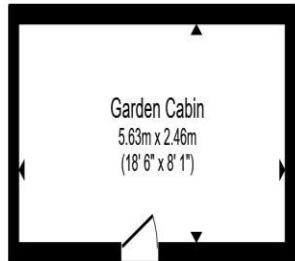
Laid to patio and lawn with brick built shed. Garden cabin to the rear of the garden which can be used as an office/gym and currently has a bed in there with carpet flooring. Another part has foam 'jigsaw' flooring. Power and light as well as roof access for additional storage.



Ground Floor



First Floor



Outbuilding

Total floor area 70.3 m<sup>2</sup> (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Fraser Road,**  
**Havant**

- Three Bed Terraced House
- Off Road Parking
- Modern Kitchen
- Downstairs WC
- Garden Cabin

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£285,000**



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Property Ref:  
WLV109577 - 0004

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