



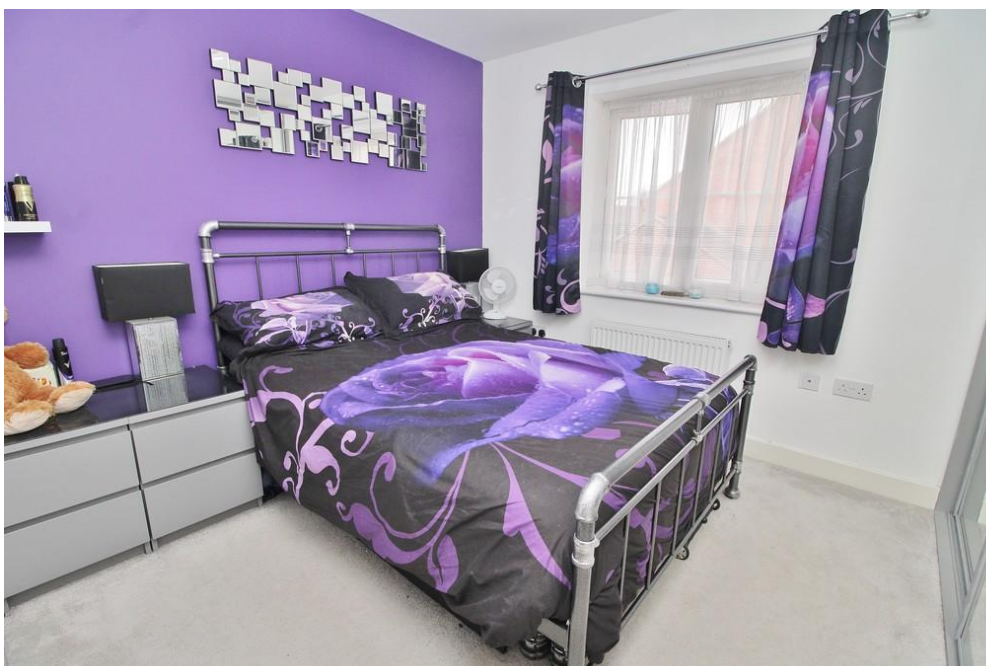
OFFERS IN EXCESS OF
£375,000
32 School Lane
Havant, PO9 2GE

PROPERTY SUMMARY

Nicely located in Coopers Grange, a 2015 Bloor Homes development, near to Havant town, this lovely semi-detached house would make an ideal purchase for those buyers looking for the convenience of town centre amenities including Waitrose and the mainline station on the door step! Contemporarily styled accommodation includes a lounge, fitted kitchen/dining room, three bedrooms with master en suite and a family bathroom suite. Outside there is a westerly facing rear garden with garage and parking. An internal viewing is essential to appreciate the space on offer here, contact us at your soonest convenience to arrange for an internal inspection.

- 3 
- 2 
- 1 





HALL

WC

LOUNGE 15' 5" x 10' 5" (4.7m x 3.18m)

KITCHEN/DINER 15' 5" x 9' 2" (4.7m x 2.79m)

LANDING

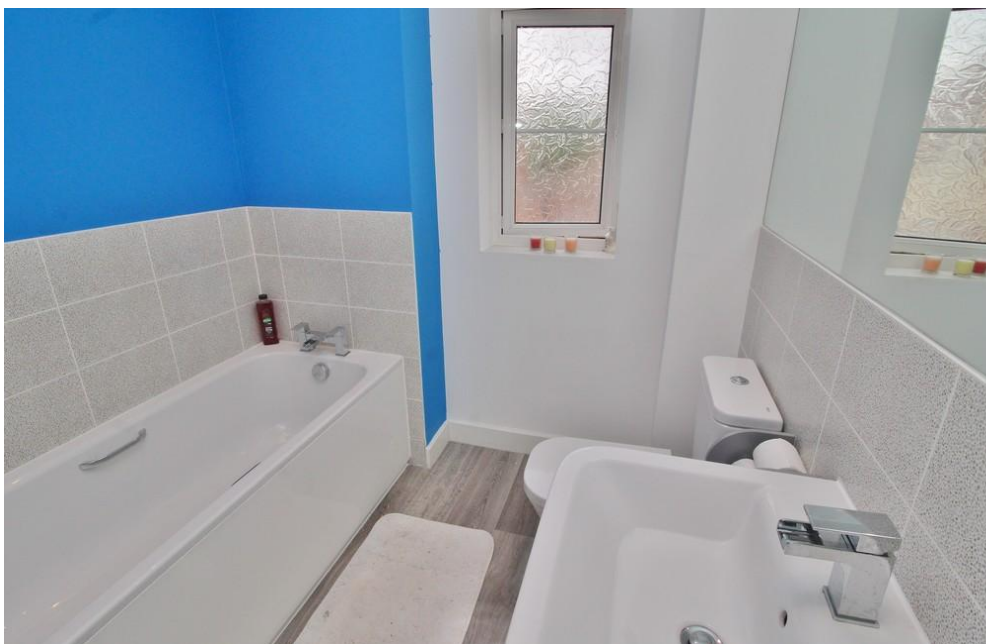
BATHROOM

BEDROOM ONE 9' 2" x 9' 1" (2.79m x 2.77m)

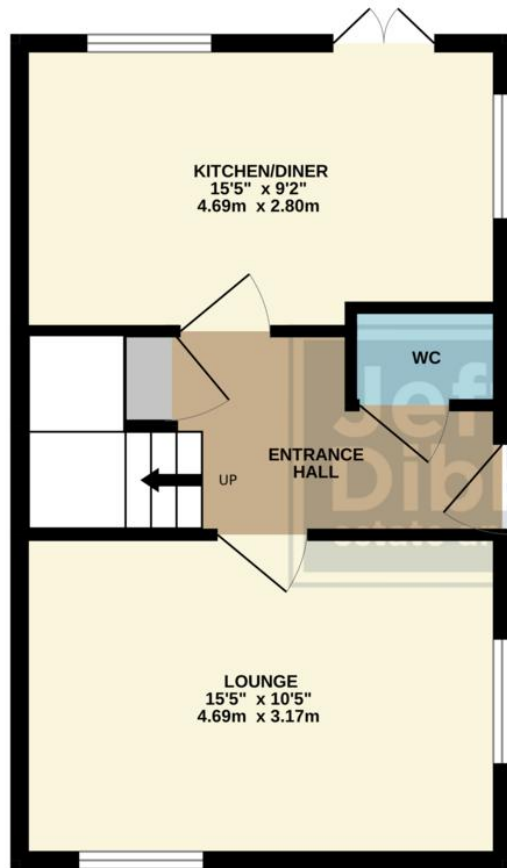
ENSUITE

BEDROOM TWO 10' 6" x 8' (3.2m x 2.44m)

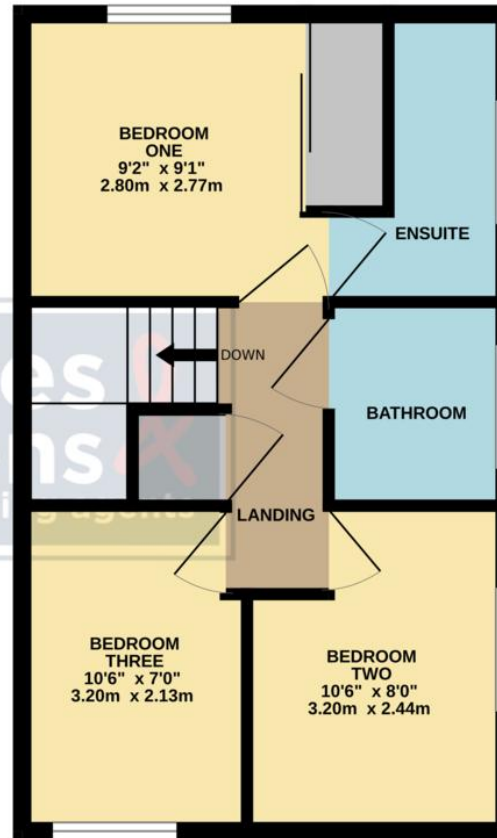
BEDROOM THREE 10' 6" x 7' (3.2m x 2.13m)



GROUND FLOOR



1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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