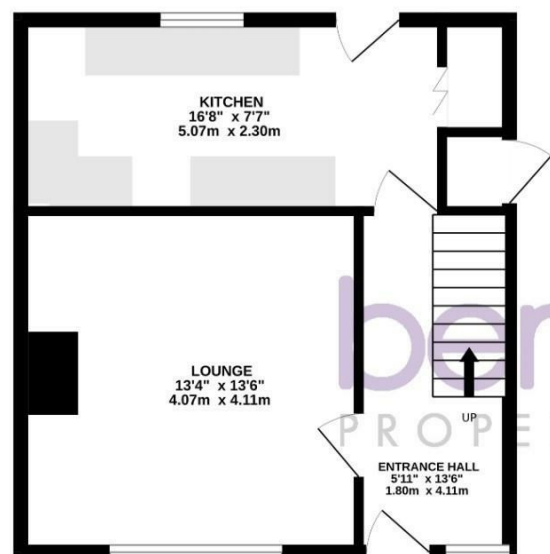
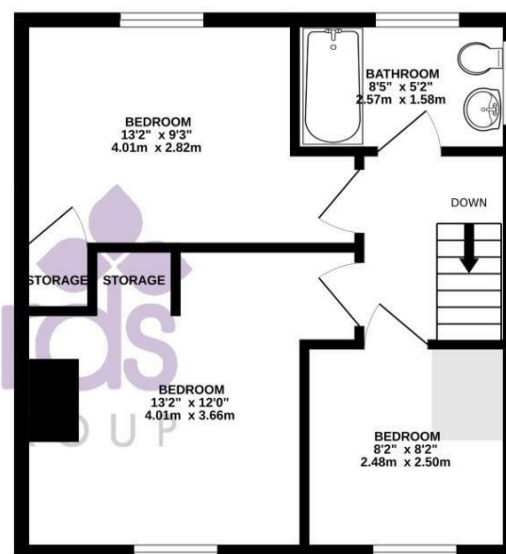


GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

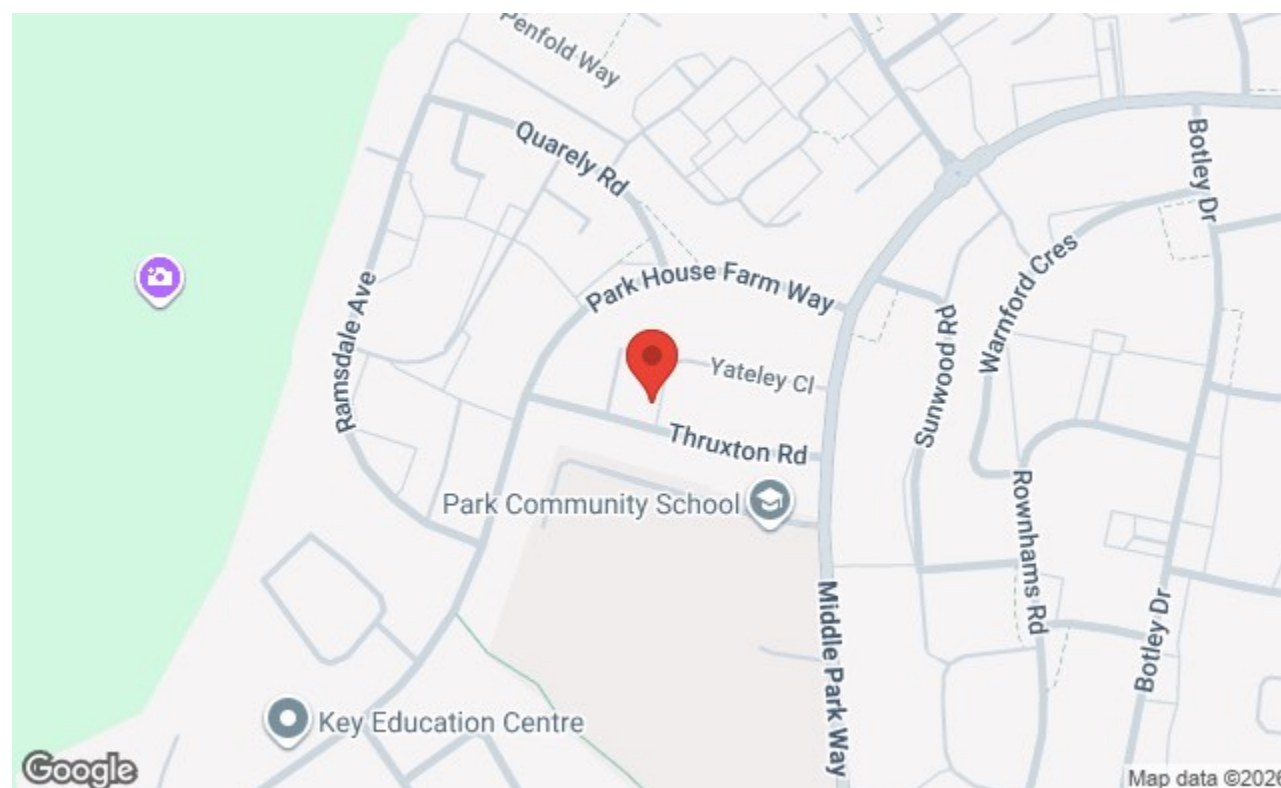


1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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



Guide Price £220,000

Thruxton Road, Havant PO9 4DG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ END TERRACE
- ❖ THREE BEDROOM
- ❖ LOUNGE
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ CLOSE TO AMENITIES
- ❖ GENEROUS PLOT
- ❖ FIRST TIME BUY
- ❖ NO FORWARD CHAIN
- ❖ A MUST VIEW

Situated on the popular Thruxton Road in Havant, this three-bedroom end-of-terrace home is offered with no forward chain, presenting an exciting opportunity for buyers looking to modernise and create a home tailored to their own tastes.

Occupying a generous plot, the property provides excellent potential to extend (subject to the necessary planning permissions), making it an ideal choice for growing families or those seeking additional living space in the future.

The accommodation currently comprises a bright reception room, three well-proportioned bedrooms, a family bathroom, and a practical layout that provides a fantastic foundation for refurbishment. While the property would benefit from modernisation throughout, it offers a blank canvas with endless possibilities to transform it into a stylish and comfortable family home.

Externally, the substantial plot is a real highlight, offering ample outdoor space and significant scope for extension or landscaping, allowing buyers to maximise the property's full potential.

Conveniently located, the property is within easy reach of Havant's excellent range of local amenities, including shops, schools, parks, and transport links, making it well suited to families, commuters, and investors alike.

Whether you're a first-time buyer looking to put your own stamp on a property, an investor searching for your next project, or a family seeking a home with room to grow, the added benefit of no forward chain means a smoother, potentially quicker purchase. This is a fantastic opportunity not to be missed.

Call today to arrange a viewing  
**02392 482147**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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

## 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.

## TENURE OF PROPERTY

Freehold

## ENTRANCE HALL

5'10" x 13'5" (1.80 x 4.11)

## LOUNGE

13'4" x 13'5" (4.07 x 4.11 )

## KITCHEN

16'7" x 7'6" (5.07 x 2.30)

## BEDROOM

13'1" x 9'3" (4.01 x 2.82 )

## BEDROOM

13'1" x 12'0" (4.01 x 3.66)

## BEDROOM

8'1" x 8'2" (2.48 x 2.50)

## BATHROOM

8'5" x 5'2" (2.57 x 1.58)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 67      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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