



Blackdown Crescent, Havant PO9 5AZ

welcome to

Blackdown Crescent, Havant

Extended semi detached house offering a lounge, dining room, kitchen, utility/playroom and cloakroom to the ground floor, with two double bedrooms and a good size single and the family bathroom to the first floor.

Entrance Porch

Via double glazed UPVC door with double glazed window to the side. Door to entrance hall.

Entrance Hall

Stairs leading to first floor. Doors to lounge and kitchen. Radiator.

Lounge

13' 9" x 11' 2" (4.19m x 3.40m)

Double glazed doors leading to rear garden. Fireplace with stone hearth and wood block mantel over, laminate flooring. Open through to dining room.

Dining Room

9' 9" x 9' 4" (2.97m x 2.84m)

Double glazed window to rear aspect. Radiator. Bi-fold door through to kitchen.

Kitchen

10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed window to front aspect. Range of wall and base units with work surface over, incorporating one and a half bowl sink unit. Built-in cupboard, space for dishwasher, built in oven and hob with extractor hood over. Radiator.

Utility Room / Playroom

19' x 9' (5.79m x 2.74m)

Double glazed window to rear aspect and door leading to the front garden. Double glazed door to rear garden. Space for appliances, vinyl flooring. Door to cloakroom.

Cloakroom

Low level WC and wash hand basin.

First Floor Landing

Built-in cupboard. Radiator.

Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

Double glazed window to rear aspect. Radiator.

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 7" x 8' 1" (2.62m x 2.46m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Fully tiled bathroom with panel enclosed bath with shower over, low level WC and wash hand basin set within a vanity unit with work top and cupboards and drawers under. Radiator.

Outside Front

Gates to both sides of the front garden with patio and lawned area, with front door and door to utility room/playroom.

Rear Garden

Laid to lawn with paved patio area, raised flower beds, trees and shed.



Ground Floor

First Floor

Outbuilding

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.focalagent.com



welcome to
Blackdown Crescent,
Havant

- three Bed Semi Detached House
- Good Size Rear Garden with Patio
- Side Extension Utility / Playroom
- Modern Lounge & Stylish Kitchen
- Downstairs WC

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£280,000



view this property online fox-and-sons.co.uk/Property/WLV109357



Property Ref:
WLV109357 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 9226 2447



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES



fox-and-sons.co.uk