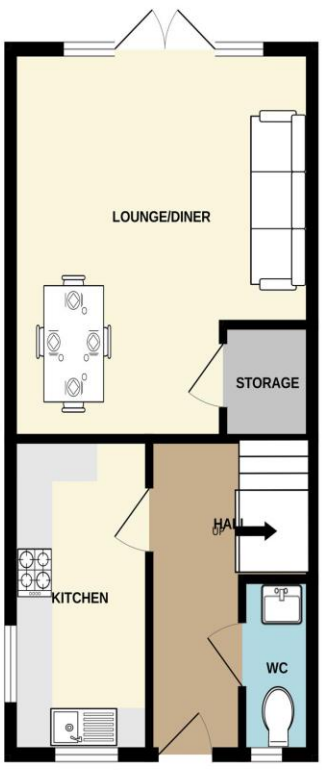
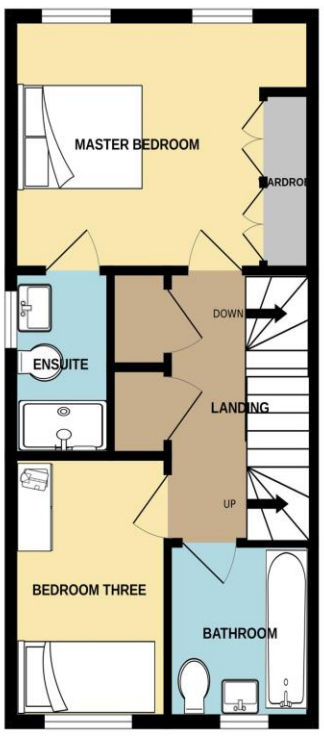
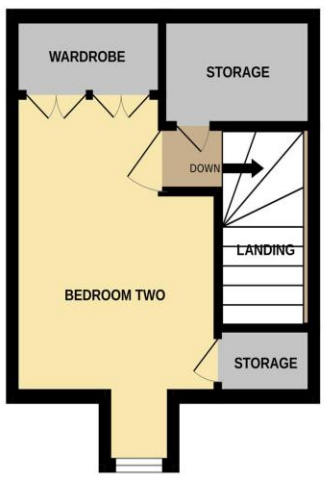
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ePDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

10, Harrison Way HAVANT PO9 5FD	Energy rating **B**	Valid until:	13 June 2027
		Certificate number:	8209-5845-8139-7497-3633

Property type	Semi-detached house
Total floor area	98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

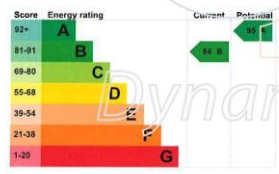
See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



DynamicPDF

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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10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

10 Harrison Way
Havant PO9 5FD

Price: £350,000

DESCRIPTION
Situated in a quiet cul-de-sac, this immaculate three double bedroom semi-detached home offers stylish and spacious living across three floors. On the ground floor, you are welcomed by a modern fitted kitchen with space for fridge/freezer and washing machine, a convenient downstairs WC, and a bright lounge/diner to the rear. The lounge/diner features doors opening onto the south-facing garden, allowing plenty of natural light and creating the perfect space for both relaxing and entertaining. The first floor comprises of bedroom one with built-in wardrobes and an en-suite shower room. You will also find a further well-proportioned bedroom, a storage cupboard and a modern family bathroom on this level. Occupying the second floor is the third double bedroom, complete with two built-in wardrobes, along with an additional large storage cupboard on the landing. Outside, the private south-facing garden provides a sunny retreat to enjoy summer evenings. To the front, there is a side driveway providing off road parking for two vehicles. Further benefits include double glazing, gas central heating and the property is being offered with no forward chain enabling a quick sale.

ACCOMMODATION

ENTRANCE HALL

WC

KITCHEN: 12' 2'' x 6' 2'' (3.71m x 1.88m)

LOUNGE/DINER: 15' 2'' Narrowing to 9'7'' x 13' 7'' Narrowing to 10'1''(4.62m x 4.14m)

FIRST FLOOR

BEDROOM 1: 11' 6'' Widening to 13'7'' x 9' 7'' (3.50m x 2.92m)

EN-SUITE SHOWER ROOM: 6' 8'' x 4' 5'' (2.03m x 1.35m)

BEDROOM 3: 10' 2'' x 6' 8'' (3.10m x 2.03m)

FAMILY BATHROOM: 6' 3'' x 6' 2'' (1.90m x 1.88m)

SECOND FLOOR

BEDROOM 2: 13' 5'' x 10' 1'' (4.09m x 3.07m)

OUTSIDE

SOUTH FACING REAR GARDEN

DRIVEWAY

ESTATE FEE
Amount to be confirmed.