Iris Close, Havant PO9 2FY

fox & sons

welcome to

Iris Close, Havant

An extended and beautifully presented family home in a sought-after Havant cul-de-sac. Boasting substantial living space, versatile accommodation, generous bedrooms, driveway parking and a private rear garden. Viewing advised.

Entrance Hall
Storage cupboard. Doors to:

W C
Double glazed window to front aspect. Low level WC, wash hand basin.

Kitchen
Double glazed window to front aspect. Range of wall and base units with work surface over incorporating one and a half bowl sink unit. Tiled to principal areas, low level oven with gas hob and extractor hood over. Space for washing machine and upright fridge/freezer. Wall mounted boiler. Wood laminate flooring.

Lounge
Under stair storage cupboard. Wood laminate flooring, radiator. Open way through to extended dining area.

Dining Area
Double glazed to two sides with double doors to rear garden. Glazed roof, radiator, wood laminate flooring.

First Floor Landing
Storage cupboard. Doors to:

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

En-Suite Shower Room
Shower unit, low level WC, wash hand basin. Wood laminate flooring, radiator.

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

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

Bathroom
Double glazed window to front aspect. Panel enclosed bath with shower over, low level WC, wash hand basin. Tiled to principal areas, wood laminate flooring, radiator.

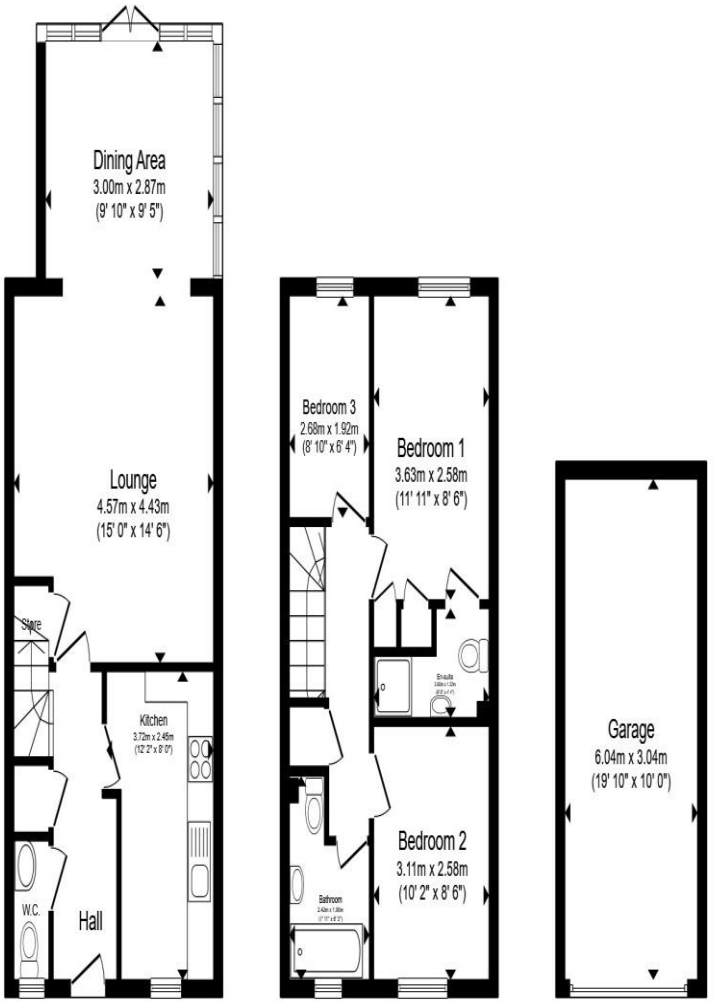
Outside

Front
Off road parking to the side of the house, leading to the garage.

Garage
Up and over door, power and light.

Rear Garden
Laid to lawn and patio with personal door to garage.

Agents Notes:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 105.5 m² (1,136 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

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Havant

- Desirable Cul-de-Sac Location
- Impressive Downstairs Extension
- Spacious Living Areas
- Modern Fitted Kitchen
- Private Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£375,000

view this property online fox-and-sons.co.uk/Property/WLV109944

The Property Ombudsman

Property Ref:
WLV109944 - 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.

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