



£229,995
169 Middle Park Way
Havant, PO9 4NG

PROPERTY SUMMARY

Three bedroom family home with a new roof and new windows! This property, which could benefit from redecoration, has been considerably improved by the current owners over the last few years. We feel this can make an excellent home for young families and first time buyers, with plenty of local amenities within easy reach. In brief, the accommodation comprises a porch, open lounge with bay window, fitted kitchen, sun room, landing, bathroom suite and three bedrooms. Contact us to arrange your internal viewing to see for yourself the potential to add your own stamp to this much loved home.





PORCH

LOUNGE 17' 8" x 12' 11" (5.38m x 3.94m)

KITCHEN 17' 8" x 7' (5.38m x 2.13m)

SUN ROOM 13' 2" x 10' 2" (4.01m x 3.1m)

LANDING

BATHROOM

BEDROOM ONE 12' 9" x 11' 9" (3.89m x 3.58m)

BEDROOM TWO 8' 8" x 8' 2" (2.64m x 2.49m)

BEDROOM THREE 8' 10" x 8' 8" (2.69m x 2.64m)



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC.UK.COM		

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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