



£449,500
1a Knox Road
Havant, PO9 1NP

PROPERTY SUMMARY

This detached modern family home with off road parking via 2 driveways and a garage is located in a highly regarded area approx. 1/2 mile from Havant Town Centre with its range of shops and eateries. Also close to both Bedhampton Train Station as well as Havant Train Station and within easy reach of the A23 & A3(M), this lovely home is conveniently situated for commuters. Benefitting from a recently installed boiler, the creation of an extra parking space, increased kerb appeal and South facing garden. The contemporary accommodation comprises hallway, ground floor WC, fitted kitchen and a spacious lounge/diner with the first floor landing leading to the four piece family bathroom suite and three well proportioned bedrooms with ensuite to master. An internal viewing is essential to truly appreciate the quality of accommodation on offer, contact us today to arrange your appointment.

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HALL

KITCHEN 13' 6" x 9' 6" (4.11m x 2.9m)

WC

LOUNGE/DINER 19' 2" x 13' 6" (5.84m x 4.11m)

LANDING

BEDROOM ONE 13' 9" x 8' 8" (4.19m x 2.64m)

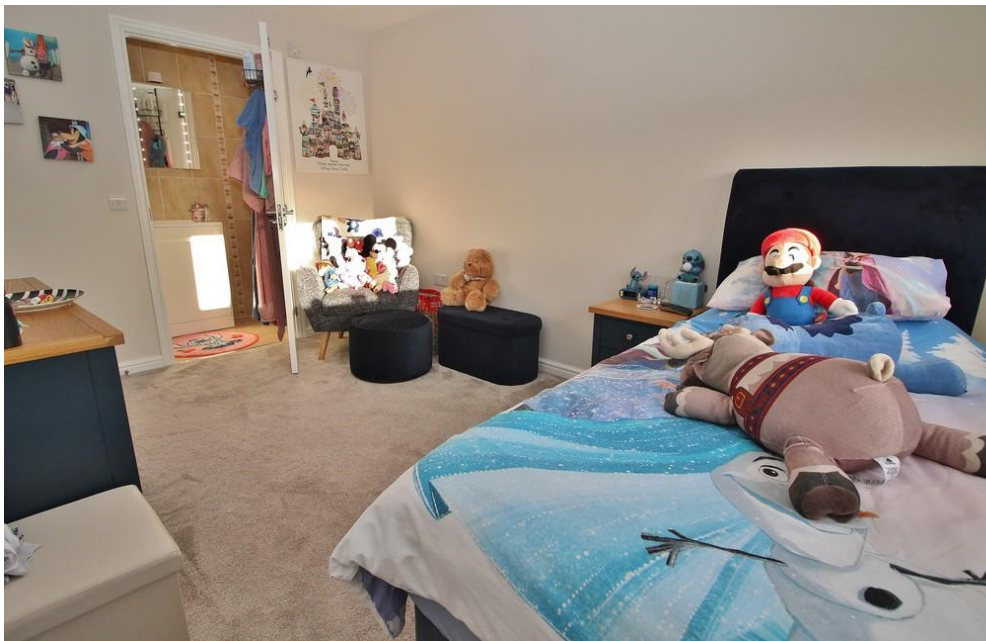
ENSUITE

BEDROOM TWO 10' 8" x 10' 2" (3.25m x 3.1m)

BEDROOM THREE 10' 2" x 7' 7" (3.1m x 2.31m)

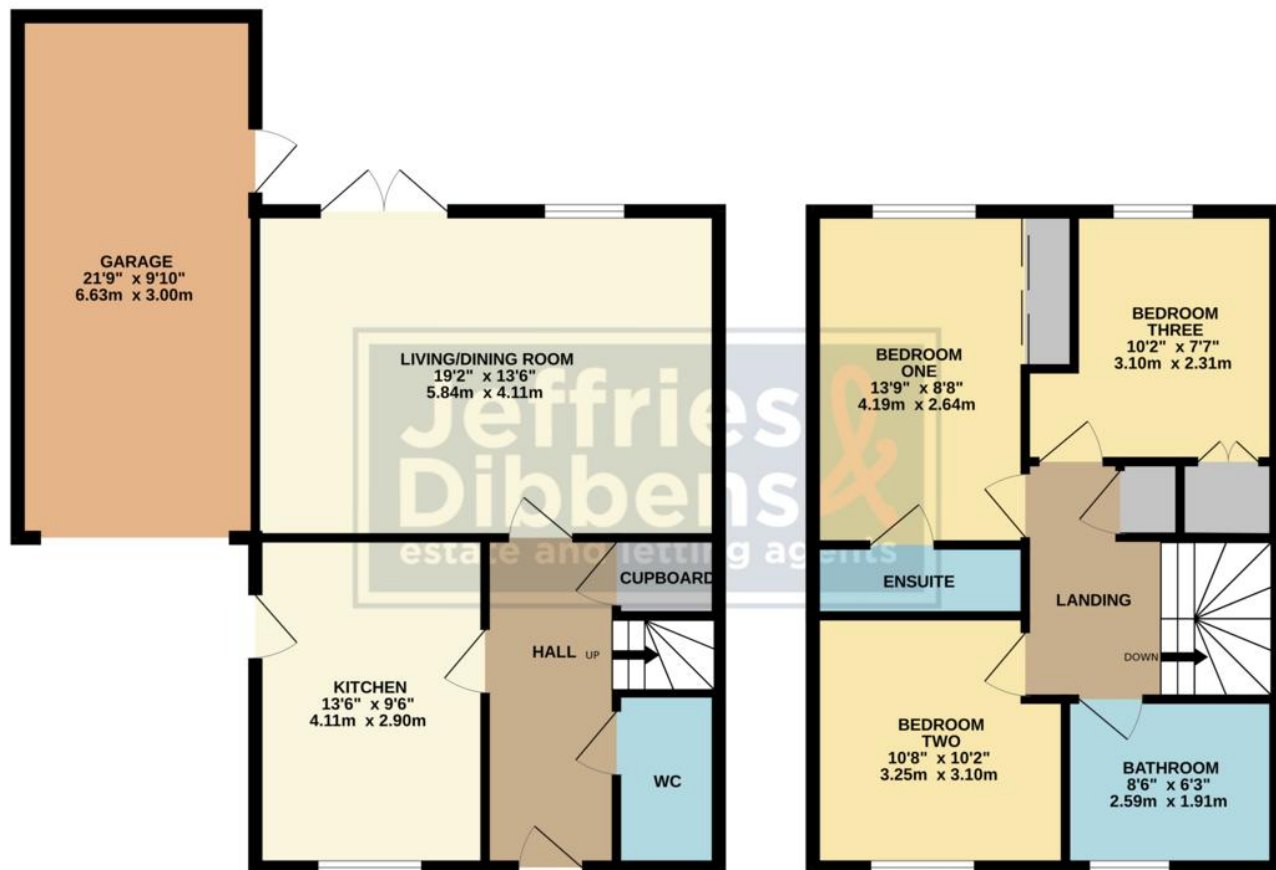
BATHROOM 8' 6" x 6' 3" (2.59m x 1.91m)

GARAGE 21' 9" x 9' 10" (6.63m x 3m)



GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

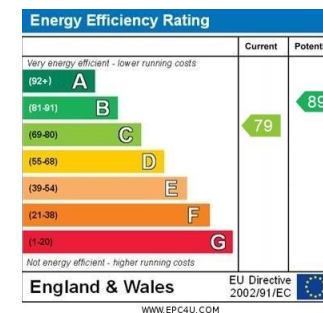
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 D

VIEWINGS
By prior appointment only



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
Dibbensen**
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