



£365,000
24 Trosnant Road
Havant, PO9 3BA

PROPERTY SUMMARY

Offered with No Forward Chain, this beautifully presented two bedroom detached bungalow is located only a short walk from Havant Town Centre with its mainline train station and plethora of local amenities. Benefiting from ample off road parking and a garage, a recently installed roof, a modern fitted kitchen and a contemporary shower room, we believe this will make a lovely home for families and downsizers alike. To the rear is a lovely private garden mainly laid to lawn accessed through the conservatory or side gate and also offers side access to the garage. An internal viewing is essential to truly appreciate the quality of accommodation and peaceful surroundings, contact us today to arrange your viewing.

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HALLWAY

BEDROOM ONE 11' 5" x 9' 11" (3.48m x 3.02m)

BEDROOM TWO 9' 11" x 7' 4" (3.02m x 2.24m)

SHOWER ROOM 7' 10" x 4' 4" (2.39m x 1.32m)

KITCHEN 11' 9" x 10' 11" (3.58m x 3.33m)

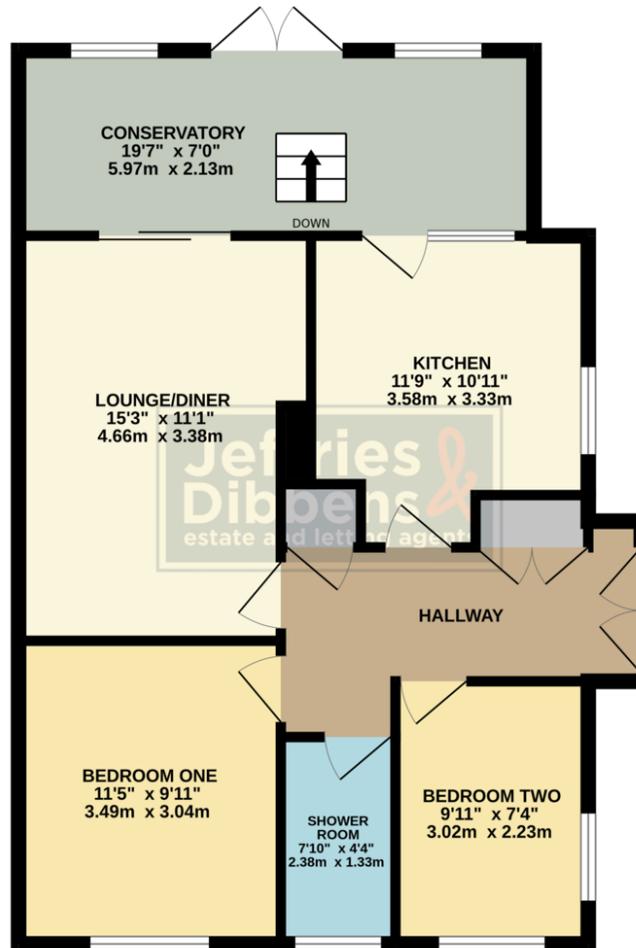
LOUNGE/DINER 15' 3" x 11' 1" (4.65m x 3.38m)

CONSERVATORY 19' 7" x 7' (5.97m x 2.13m)

GARAGE



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



CONSERVATORY
19'7" x 7'0"
5.97m x 2.13m



DOWN

LOUNGE/DINER
15'3" x 11'1"
4.66m x 3.38m

KITCHEN
11'9" x 10'11"
3.58m x 3.33m

HALLWAY

BEDROOM ONE
11'5" x 9'11"
3.49m x 3.04m

SHOWER ROOM
7'10" x 4'4"
2.38m x 1.33m

BEDROOM TWO
9'11" x 7'4"
3.02m x 2.23m

TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

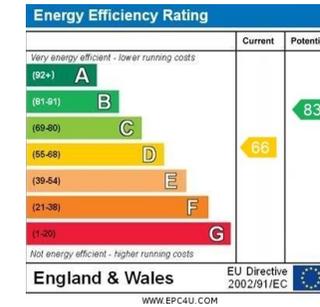
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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
Dibbens &**
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