



**£220,000**  
**29 Hipley Road**  
Havant, PO9 2HG

## PROPERTY SUMMARY

Priced to sell! This three bedroom terraced family home offers a fantastic opportunity as a first time purchase or investment. The accommodation briefly comprising hallway, lounge, dining area and fitted kitchen. The first floor landing leads to a bathroom suite, WC and three well proportioned bedrooms. There are lawned gardens both to the front and rear. Located close to well regarded schools, and less than a mile from the mainline Havant Train Station and the plethora of amenities in the Town Centre. An internal viewing is essential and early interest is expected. Contact us today to arrange your appointment.





## HALLWAY

**LOUNGE** 13' x 12' (3.96m x 3.66m)

**DINING ROOM** 8' 6" x 7' (2.59m x 2.13m)

**KITCHEN** 9' 5" x 7' (2.87m x 2.13m)

## LANDING

**BEDROOM ONE** 13' x 10' 5" (3.96m x 3.18m)

**BEDROOM TWO** 11' 6" x 7' (3.51m x 2.13m)

**BEDROOM THREE** 9' 3" x 7' 5" (2.82m x 2.26m)

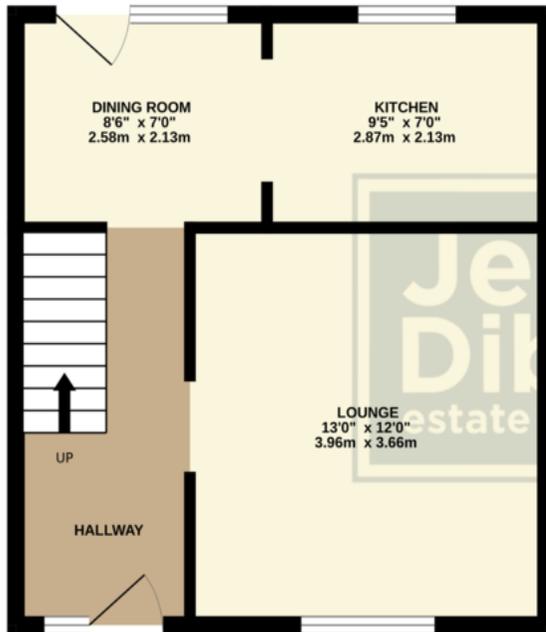
## BATHROOM

## WC



GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 sq.m.) approx.

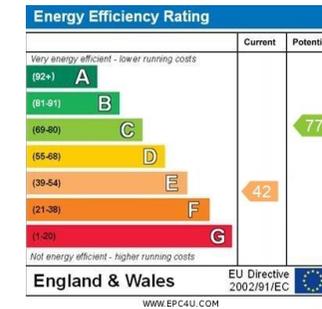
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.



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