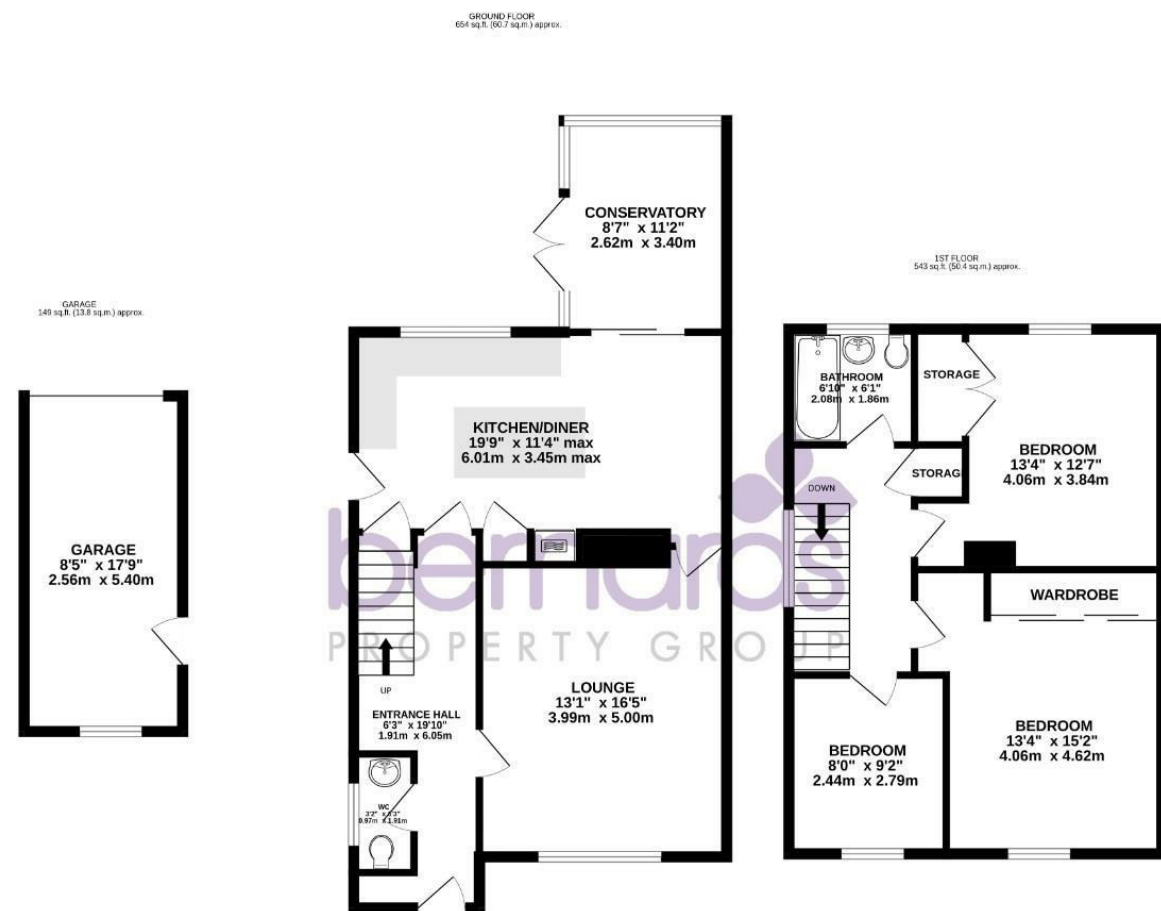
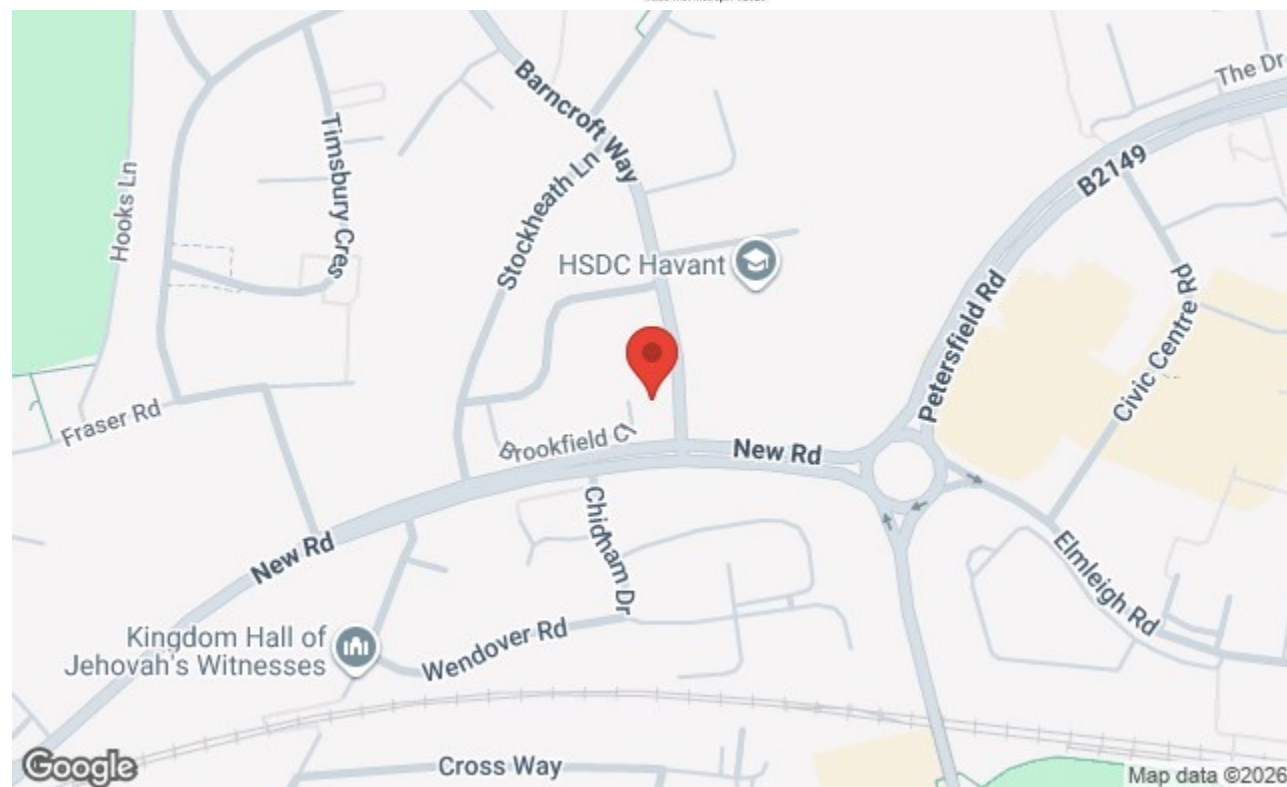




TOTAL FLOOR AREA: 1346 sq.ft. (125.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



FOR SALE

Offers Over £340,000

Barncroft Way, Havant PO9 3AN

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- SEMI-DETACHED
- DOUBLE DRIVEWAY
- THREE BEDROOMS
- KITCHEN/DINER
- CONSERVATORY
- GARAGE + REAR ACCESS
- CHAIN FREE
- CLOSE TO BUS LINKS
- WALKING DISTANCE TO TRAIN STATION
- CLOSE TO AMENITIES

Nestled in the desirable location of Barncroft Way, Havant, this charming semi-detached house offers a perfect blend of comfort and convenience. With ample parking for up to three vehicles on the double driveway, this property is ideal for families or those who enjoy hosting guests.

Upon entering, you are greeted by a practical downstairs W.C. to your left, providing added convenience. To the right, the inviting lounge offers a warm and welcoming atmosphere, seamlessly connecting to the spacious kitchen/diner. This well-designed area is perfect for both cooking and entertaining, featuring integrated appliances and a stylish island that enhances the functionality of the space.

The kitchen leads into a delightful conservatory, which serves as a lovely transition to the low-maintenance garden. The garden is thoughtfully

laid to patio, making it an excellent spot for outdoor relaxation or gatherings, and it also provides rear access to a garage, adding to the property's practicality.

Venturing upstairs, you will find three well-proportioned bedrooms, two of which are doubles, offering ample space for family or guests. The family bathroom is equipped with a three-piece suite, ensuring that all your needs are met.

This property is not only a wonderful home but also a fantastic opportunity for those looking to settle in a vibrant community. With its modern features and convenient layout, this house on Barncroft Way is sure to impress. Don't miss the chance to make it your own.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALLWAY
19'10" x 6'3" (6.05 x 1.91)

W/C
6'3" x 3'2" (1.91 x 0.97)

LOUNGE
16'4" x 13'1" (5.00 x 3.99)

KITCHEN/DINER
19'8" x 11'3" (6.01 x 3.45)

CONSERVATORY
11'1" x 8'7" (3.40 x 2.62)

BEDROOM ONE
15'1" x 13'3" (4.62 x 4.06)

BEDROOM TWO
13'3" x 12'7" (4.06 x 3.84)

BEDROOM THREE
8'0" x 9'1" (2.44 x 2.79)

BATHROOM
6'9" x 6'1" (2.08 x 1.86)

ANTI MONEY LAUNDERING HAVANT

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND C

MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection

for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE

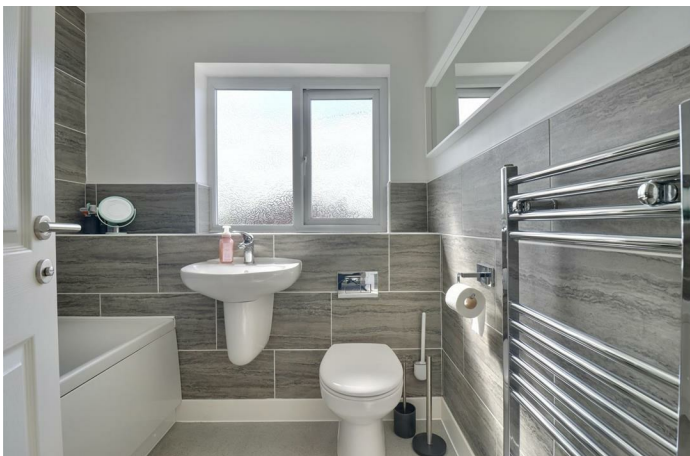
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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



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