

£399,500
4 Doyle Close
Havant, PO9 1FB

PROPERTY SUMMARY

This very well-presented and spacious three bedroom detached property (built c.2016) is situated in a nicely regarded cul de sac on the edge of Havant town centre and benefits from nearby amenities including excellent shops and schools as well as good transport links both road and rail. Accommodation comprises; entrance hallway with cloakroom and storage cupboard, lounge with French double glazed doors leading to the rear garden, fitted kitchen/breakfast room with several integrated appliances. The first floor consists of three well proportioned bedrooms and family bathroom with the master bedroom having an en-suite shower room. Outside, the property has two parking spaces, a small well tended front garden whilst the good sized, enclosed, rear garden is mainly laid to lawn with patio and deck areas and a timber summerhouse as well as a storage shed. An internal inspection is recommended to appreciate the location, size and quality of accommodation on offer here.

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HALLWAY

LOUNGE 17' x 11' 3" (5.18m x 3.43m)

WC

KITCHEN/DINER 17' x 8' 10" (5.18m x 2.69m)

LANDING

BEDROOM ONE 12' 10" x 9' 1" (3.91m x 2.77m)

ENSUITE

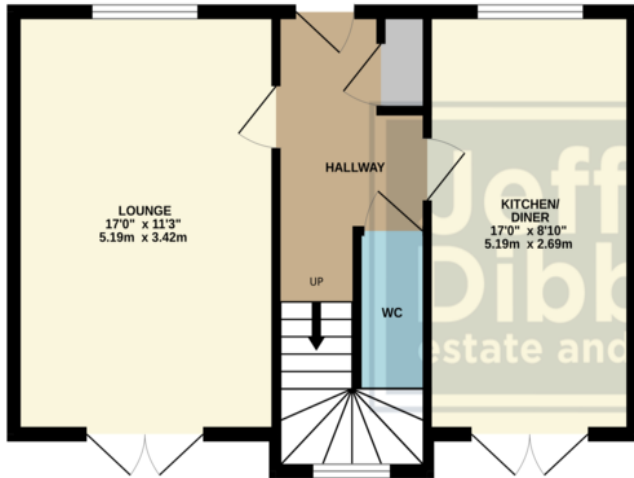
BEDROOM TWO 11' 6" x 9' 6" (3.51m x 2.9m)

BEDROOM THREE 11' 6" x 7' 1" (3.51m x 2.16m)

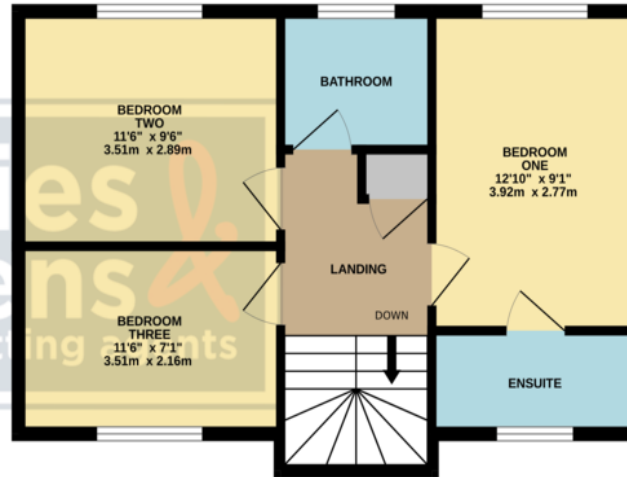
AGENTS NOTE

We understand there is an annual estate charge of £220

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

**Jeffries
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