



O'HARA  
PROPERTIES & ESTATES

ROWAN ROAD | HAVANT | PO9 2UX

£310,000



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# WELCOME Home

Nestled in the charming area of Rowan Road, Havant, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The Kitchen is well laid out with access to the garden.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is practical, ensuring that every corner is utilised effectively. The property features a well-appointed bathroom, catering to the needs of modern living.

Built in 1970, this house has been designed to stand the test of time, offering a solid structure and a homely feel. The surrounding area of Havant is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach.

This property presents a wonderful opportunity for those looking to settle in a vibrant neighbourhood while enjoying the comforts of a spacious home. Whether you are a first-time buyer or seeking a family residence, this mid-terrace house on Rowan Road is certainly worth considering.

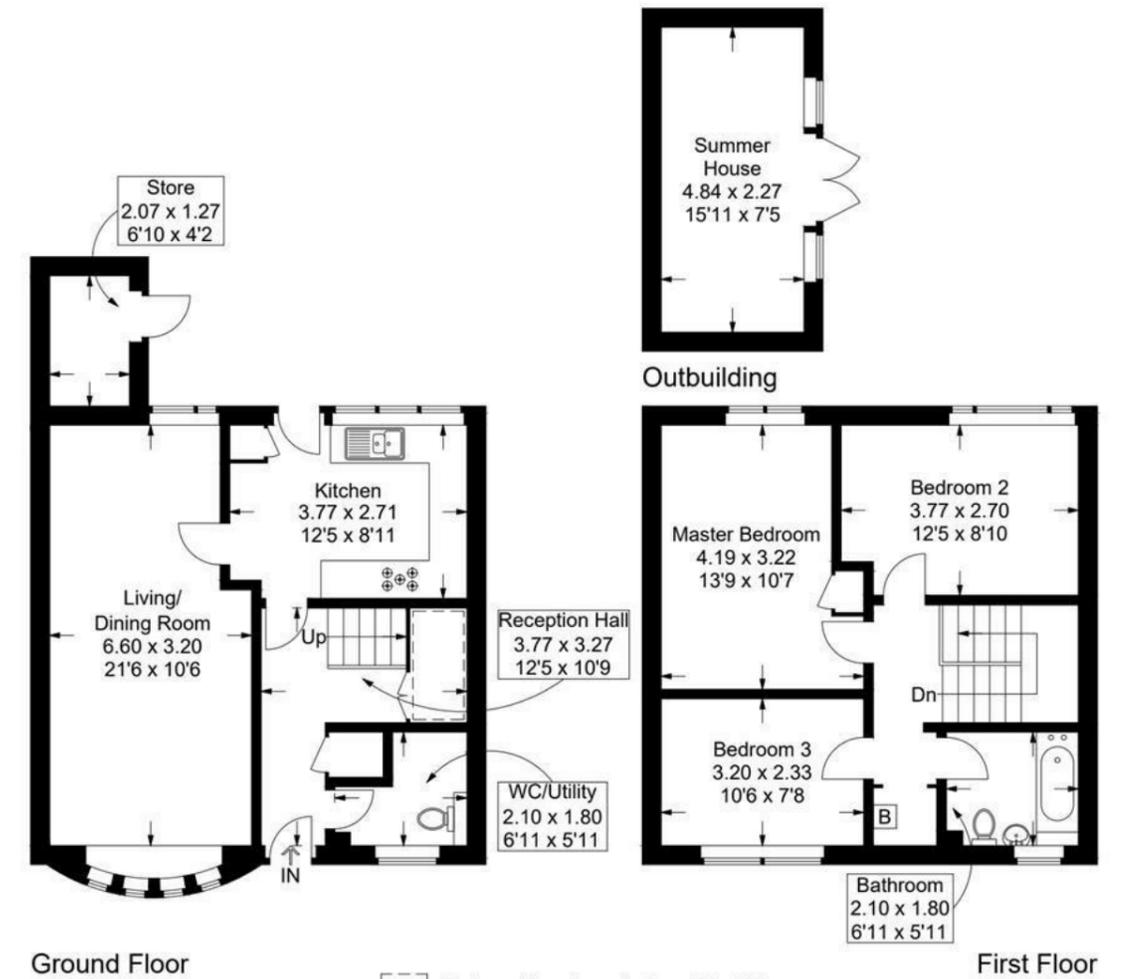


## Rowan Road, Havant

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft

Outbuilding = 11.3 sq m / 122 sq ft

Total = 104.2 sq m / 1122 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### Property Description

**THIS PROPERTY IS CURRENTLY BEING REDECORATED** Nestled in the charming area of Rowan Road, Havant, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, the property boasts a well-designed layout that is ideal for families or those seeking a bit more space. A spacious reception room, perfect for relaxing or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The house features three generously sized bedrooms, providing ample space for rest and relaxation. Each room offers a peaceful retreat, making it easy to unwind after a long day. The property includes a well-appointed bathroom, designed for both functionality and comfort. The kitchen, while not specified, is typically a central hub in homes of this era, likely offering a practical space for cooking. Built in 1970, this home combines classic design with modern living, making it a wonderful opportunity for those looking to settle in a friendly neighbourhood. The location in Havant is particularly appealing, with easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This mid-terrace house on Rowan Road is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to invest, this home presents a fantastic opportunity to enjoy comfortable living in a desirable area. Do not miss the chance to make this lovely house your new home.

any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



- Hallway
- Downstairs w/c
- Kitchen
- Lounge
- Rear garden
- Rear Access
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Front Garden

#### Discamimer

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The information contained is intended to help you decide whether the property is suitable for you. You should verify



## FEATURES

- SPACIOUS 3 BED
- MID-TERRACE
- COSY RECEPTION ROOM
- IDEAL FOR FAMILIES
- CLOSE TO LOCAL AMENITIES
- VIEWING RECOMMENDED