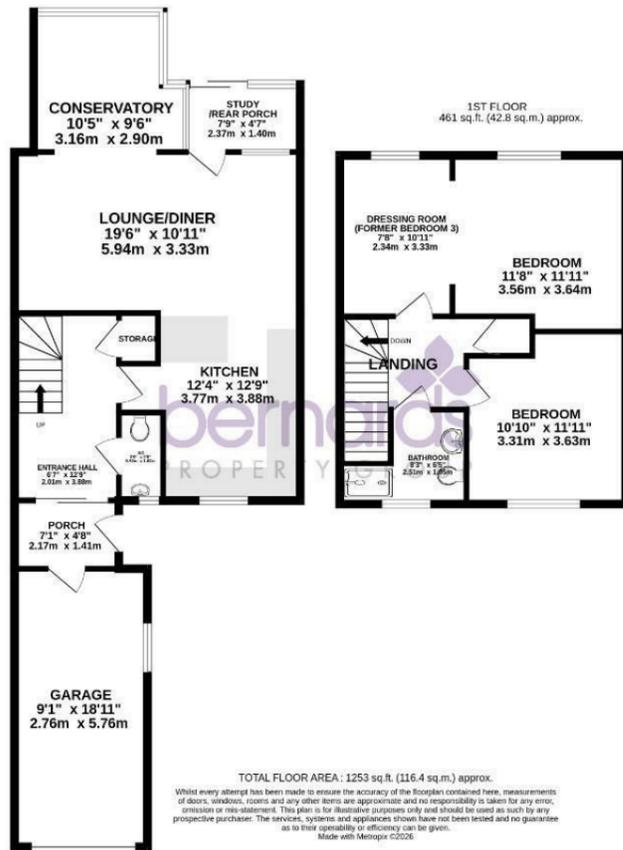


GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.

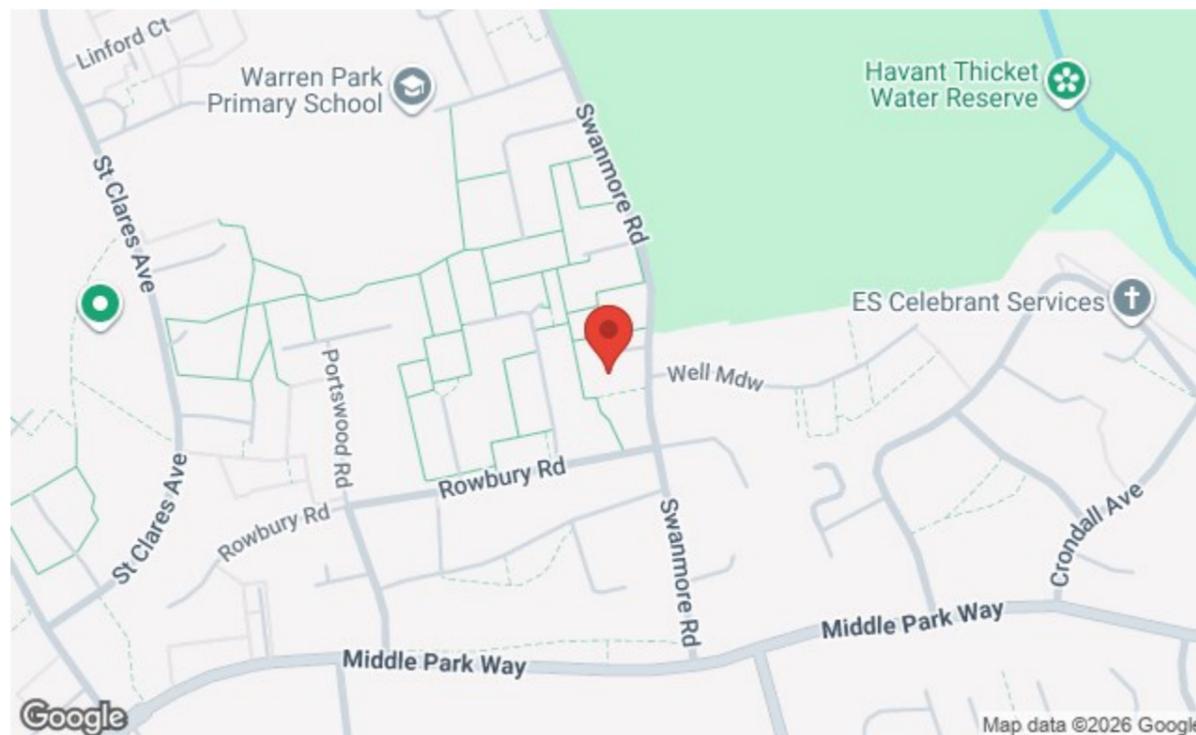


FOR SALE

Guide Price £260,000

Totton Walk, Havant PO9 4LU

bernards
THE ESTATE AGENTS



2 Bedrooms, 1 Bathroom, 2 Living Areas

HIGHLIGHTS

- ❖ MID TERRACED
- ❖ TWO BEDROOMS
- ❖ GARAGE
- ❖ PARKING
- ❖ KITCHEN/DINER
- ❖ DOWNSTAIRS W.C
- ❖ OPEN PLAN LIVING
- ❖ GREAT FIRST TIME BUYER HOUSE
- ❖ CONSERVATORY
- ❖ CALL NOW TO VIEW

Nestled in the charming area of Totton Walk, Havant, this delightful two-bedroom house offers a perfect blend of comfort and modern living. Upon arrival, you will appreciate the convenience of a garage and an additional parking space at the front of the property.

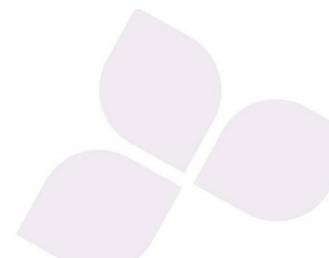
As you step inside, you are welcomed by a spacious entrance hallway that provides access to both the rear of the garage and the main living areas. The heart of the home is undoubtedly the open-plan kitchen/diner, which has been thoughtfully designed to create a sociable atmosphere, ideal for entertaining family and friends. The lounge, seamlessly connected to a bright conservatory extension, is bathed in natural light, enhancing the inviting ambiance of the space. Additionally, there is a dedicated office area that opens directly into the garden, perfect for those who work from home or require a quiet space for study.

The tiered garden is a lovely outdoor retreat, featuring a patio area, a shed for storage, and convenient rear access. It provides a wonderful setting for relaxation or outdoor gatherings.

Venturing upstairs, you will find two well-proportioned bedrooms. The main bedroom boasts the luxury of a walk-in wardrobe, offering ample storage space, while the second bedroom is a comfortable double, perfect for guests or family. Completing the upper floor is a modern three-piece shower room, designed for both functionality and style.

This property is an excellent opportunity for those seeking a well-appointed home in a desirable location. With its spacious layout and thoughtful features, it is sure to appeal to a variety of buyers.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



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



PROPERTY INFORMATION

GARAGE
18'10" x 9'0" (5.76 x 2.76)

PORCH
7'1" x 4'7" (2.17 x 1.41)

ENTRANCE HALL
12'8" x 6'7" (3.88 x 2.01)

W/C

KITCHEN
12'8" x 12'4" (3.88 x 3.77)

LOUNGE/DINER
19'5" x 10'11" (5.94 x 3.33)

STUDY
7'9" x 4'7" (2.37 x 1.40)

CONSERVATORY
10'4" x 9'6" (3.16 x 2.90)

BEDROOM ONE
11'11" x 11'8" (3.64 x 3.56)

DRESSING ROOM (FORMER THREE BED)
10'11" x 7'8" (3.33 x 2.34)

SHOWER ROOM
8'2" x 6'4" (2.51 x 1.95)

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 B**

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.

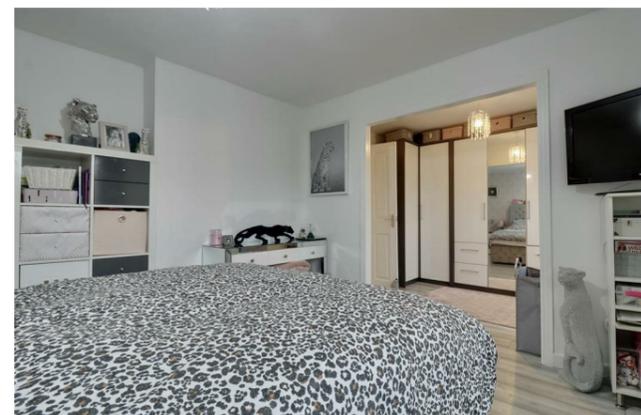
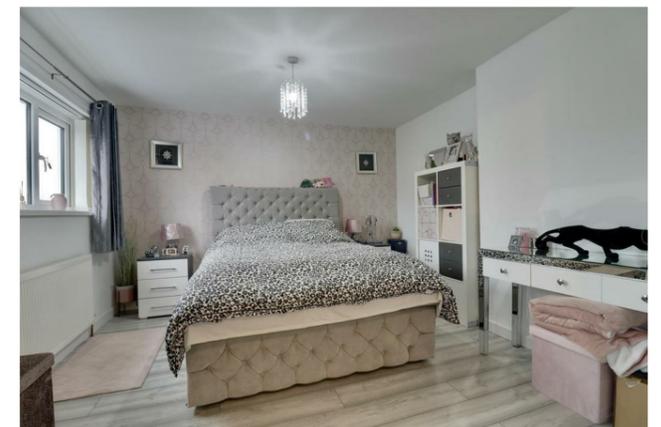
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

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			
		81	48
England & Wales		EU Directive 2002/91/EC	

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