



£269,950
23 Waterloo Road
Havant, PO9 1BH

PROPERTY SUMMARY

Offered with No Forward Chain, this end terraced property sits well in its corner plot offering potential to extend (subject to the usual permissions). Located only a short walk from Havant's mainline train station as well as the ample amenities of the town centre, this property is ideally situated for commuters. The internal accommodation comprises kitchen, dining room and lounge to the ground floor with two bedrooms and a bathroom suite on the first floor. Externally the property boasts a wrap around garden with double gates offering off road parking. An internal inspection is essential to appreciate the scope for modernisation and enhancement available, contact us to arrange your viewing.

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KITCHEN 12' 6" x 5' 9" (3.81m x 1.75m)

DINING ROOM 9' 9" x 9' (2.97m x 2.74m)

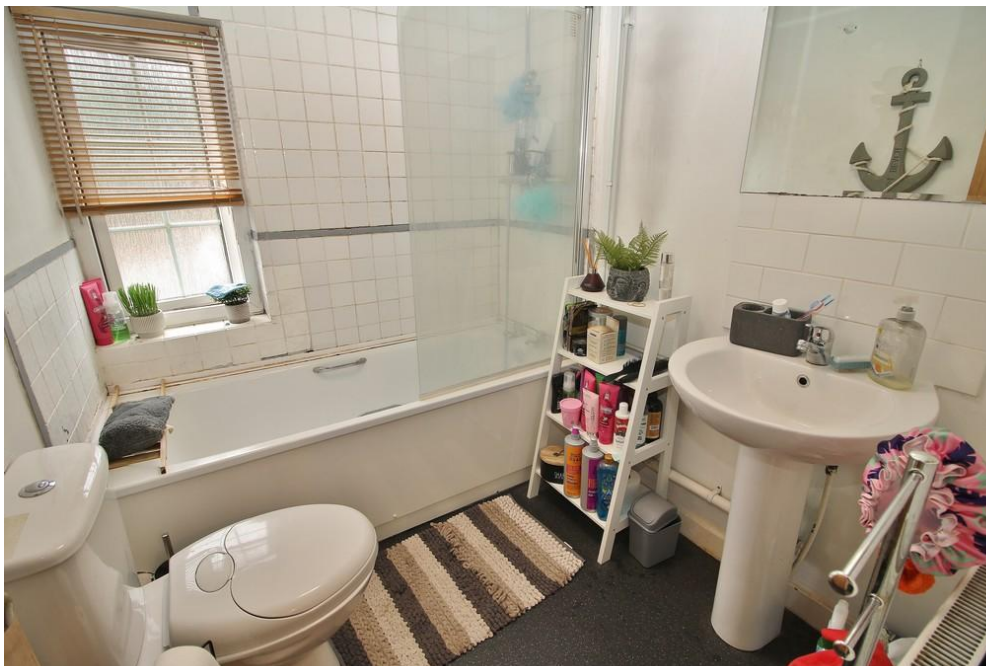
LOUNGE 12' 5" x 10' (3.78m x 3.05m)

LANDING

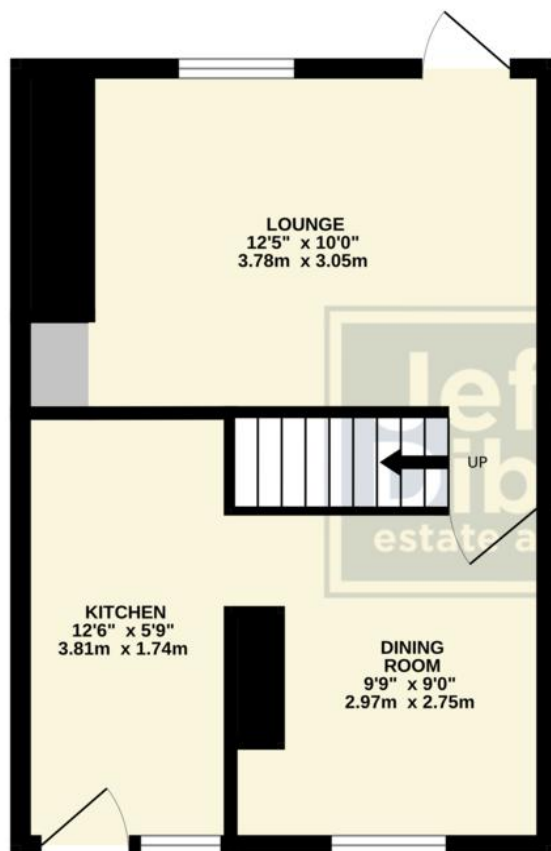
BEDROOM ONE 15' x 10' (4.57m x 3.05m)

BEDROOM TWO 9' 9" x 9' (2.97m x 2.74m)

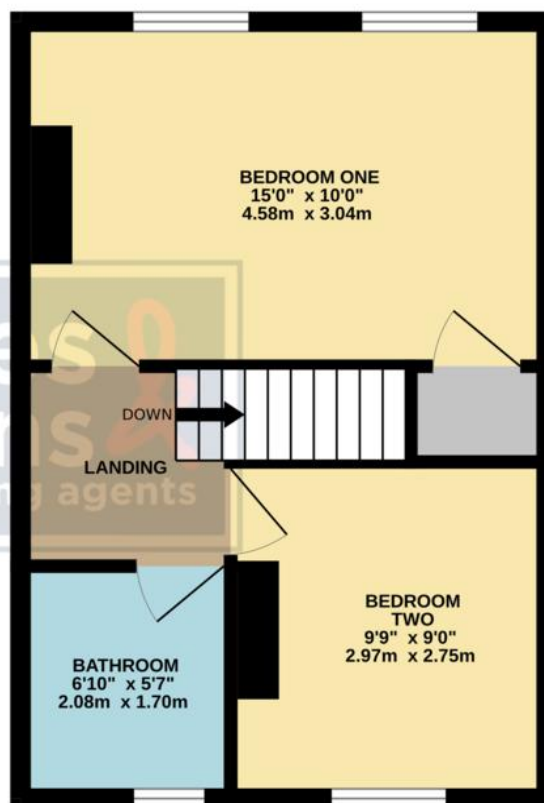
BATHROOM 6' 10" x 5' 7" (2.08m x 1.7m)



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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.

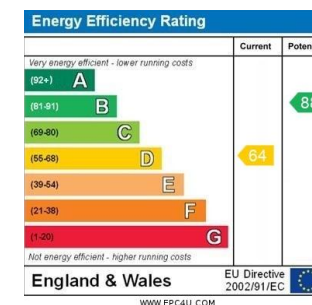
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LOCAL AUTHORITY
Havant Borough Council

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.

**Jeffries
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