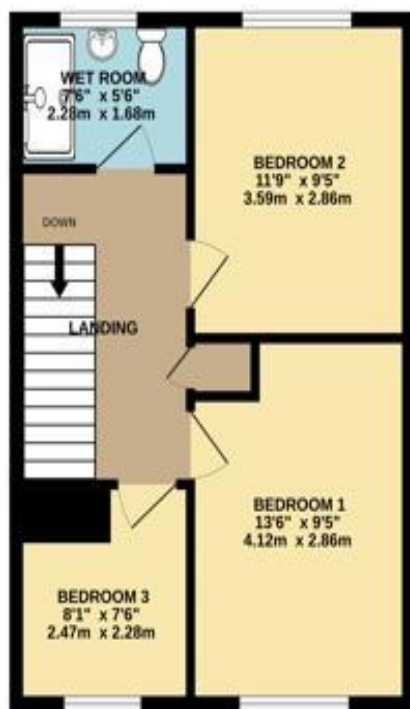
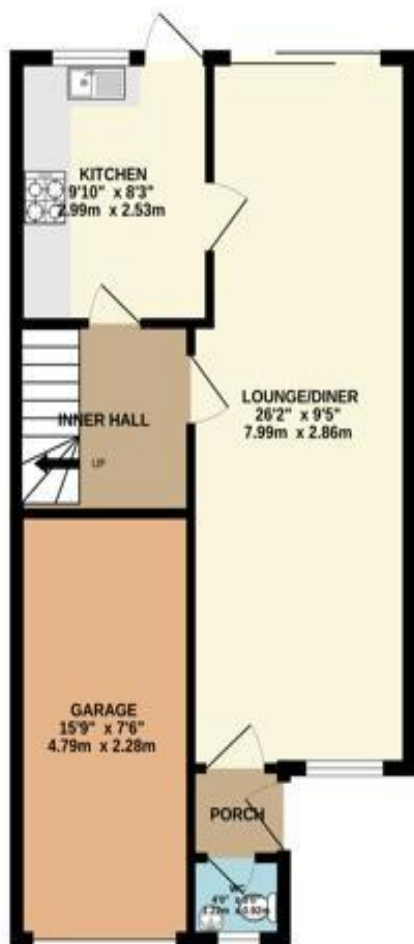




GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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.
Made with Metropix i2025

Wainwright Estates

10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500

Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

18 St Francis Place

Havant PO9 3BS

Price: £295,000

DESCRIPTION

After more than 50 happy years in the same family, this much-loved home is now ready to begin its next chapter, offering a wonderful opportunity for a new family to enjoy, modernise and make their own. This THREE Bedroom semi-detached house is located in a quiet cul-de-sac just a short distance to the local schools, College and Havant Town Centre with it's mainline train station to London and bus station. Internally the property requires general updating throughout but offers spacious accommodation throughout comprising downstairs of a dual aspect lounge/diner, downstairs cloakroom and fitted kitchen overlooking your rear garden. Upstairs you will find three well proportioned bedrooms for the growing family and a wet room. Outside there's a rear garden with rear and side access. Additional benefits come in the form of double glazing, gas central heating, a driveway, GARAGE and the property is offered with no forward chain enabling a potentially quick sale.

ACCOMMODATION

ENTRANCE PORCH

WC

LOUNGE/DINER: 26' 2" x 9' 5" (7.97m x 2.87m)

KITCHEN: 9' 9" x 8' 3" (2.97m x 2.51m)

INNER HALL

FIRST FLOOR

BEDROOM 1: 13' 6" x 9' 6" (4.11m x 2.89m)



BEDROOM 2: 11' 9" x 9' 6" (3.58m x 2.89m)

BEDROOM 3: 8' 1" x 7' 6" (2.46m x 2.28m)

WET ROOM: 7' 7" x 5' 6" (2.31m x 1.68m)

OUTSIDE

REAR GARDEN

GARAGE & DRIVEWAY

