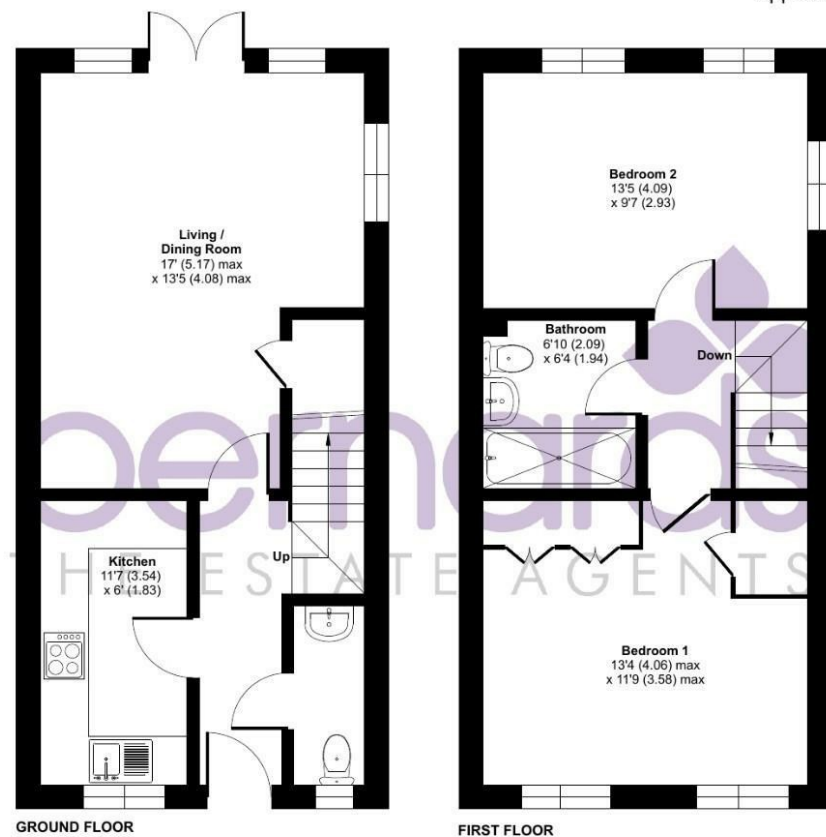


## Garrett Close, Havant, PO9

Approximate Area = 770 sq ft / 71.5 sq m

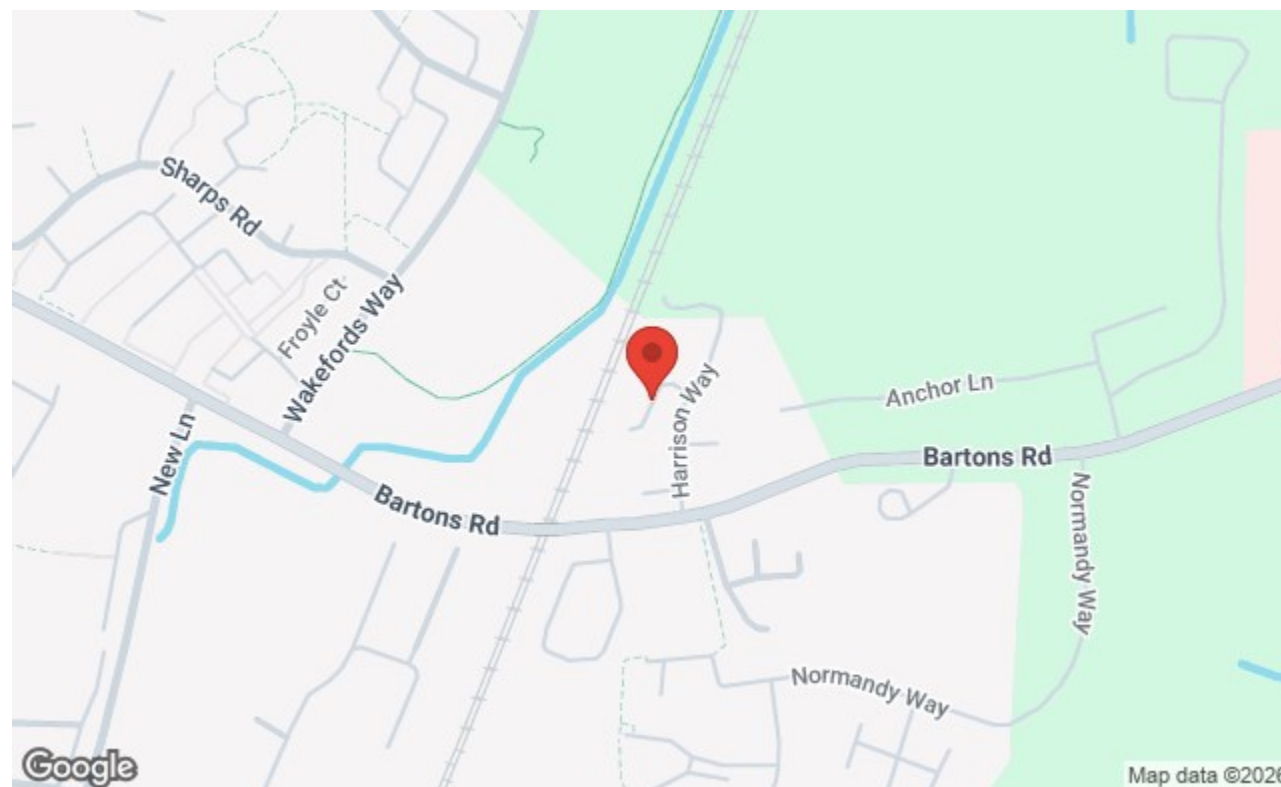
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1410898



# Offers In Excess Of £280,000

## Garrett Close, Havant PO9 5FF



### HIGHLIGHTS

- SEMI DETACHED
- TWO BEDROOM
- KITCHEN
- LIVING/DINING ROOM
- BATHROOM
- WC
- GENEROUS GARDEN
- OFF ROAD PARKING
- QUITE LOCATION
- A MUST VIEW

Situated in the area of Garrett Close, Havant, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning approximately 770 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

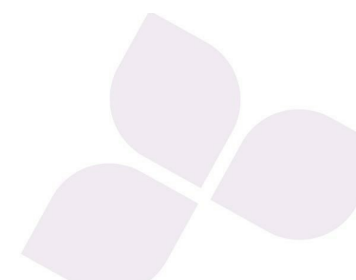
Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The property boasts a modern bathroom, along with the added convenience of a downstairs toilet, catering to the needs of

busy households.

One of the standout features of this home is the generous garden, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking is available, providing ease and security for your vehicles.

This property is a must-view for anyone looking to settle in a friendly neighbourhood with excellent local amenities and transport links. With its appealing features and prime location, this semi-detached house is sure to attract interest. Don't miss the opportunity to make this lovely home your own.

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



Call today to arrange a viewing  
02392 482147  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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 C

## 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.

## PROPERTY REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.

## TENURE OF PROPERTY

Freehold

## KITCHEN

11'7" x 6'0" (3.54 x 1.83)

## LIVING/DINING ROOM

16'11" x 13'4" (5.17 x 4.08)

## BEDROOM ONE

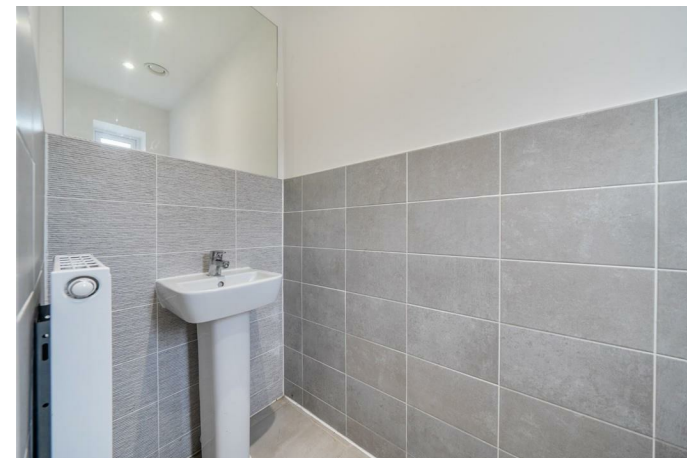
13'3" x 11'8" (4.06 x 3.58)

## BEDROOM TWO

13'5" x 9'7" (4.09 x 2.93)

## BATHROOM

6'10" x 6'4" (2.09 x 1.94)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	96
(81-91) <b>B</b>	83
(69-80) <b>C</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	
England & Wales	EU Directive 2002/91/EC



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

