



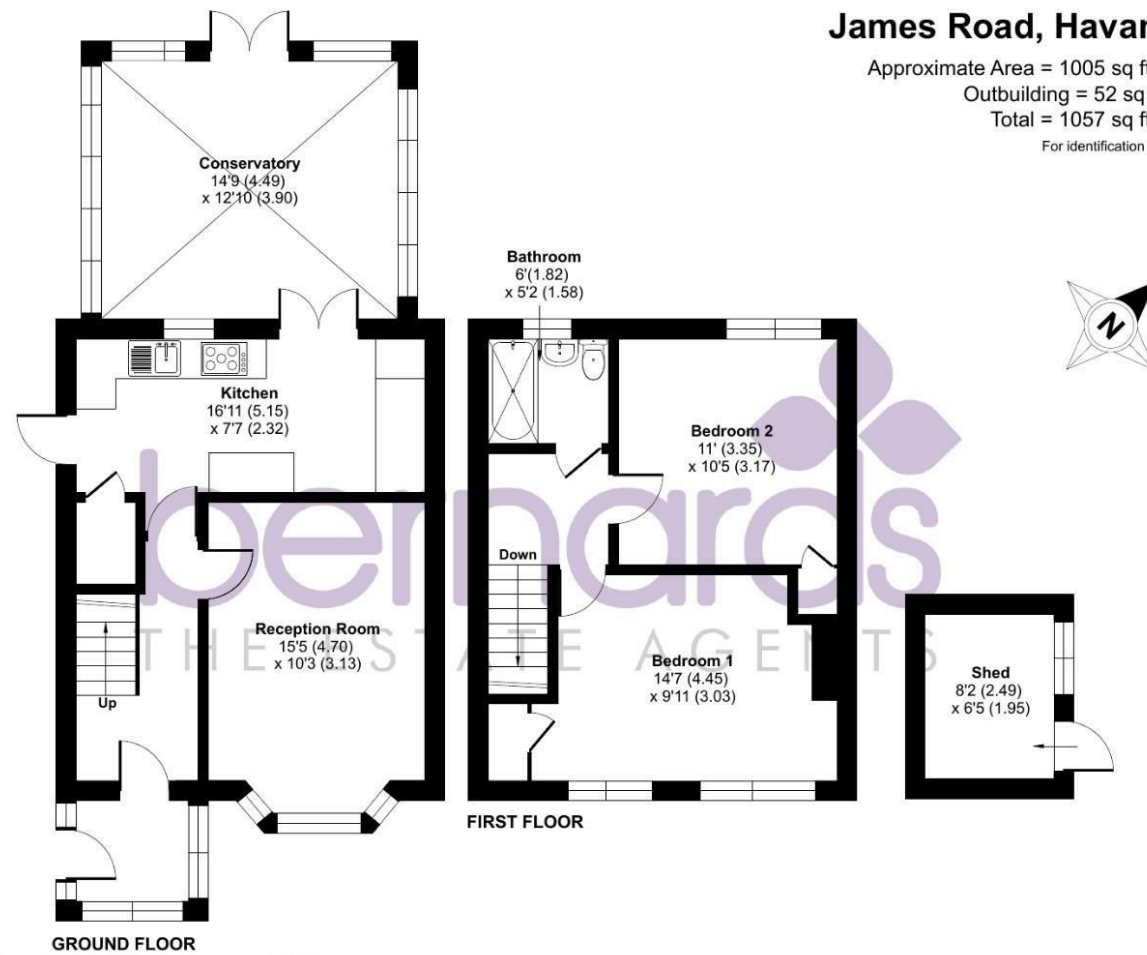
Guide Price £290,000

James Road, Havant PO9 3EL



### James Road, Havant, PO9

Approximate Area = 1005 sq ft / 93.3 sq m  
Outbuilding = 52 sq ft / 4.8 sq m  
Total = 1057 sq ft / 98.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1440227



### HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ END TERRACE
- ❖ BEAUTIFULLY PRESENTED
- ❖ DRIVEWAY FOR TWO CARS
- ❖ GENEROUS SIZE GARDEN
- ❖ BAY FRONTED LOUNGE
- ❖ IDEAL FIRST TIME BUY
- ❖ CLOSE TO TRAIN STATION
- ❖ CONSERVATORY
- ❖ SOUGHT AFTER LOCATION

\*\* TWO BEDROOM END TERRACE \*\*

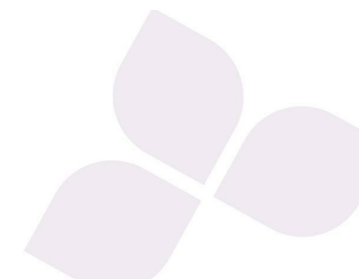
We are pleased to welcome to market this beautifully presented two bedroom end terrace home in James Road. Bordering Bedhampton and Havant, this ideally situated home makes for a wonderful first time buy.

Spacious throughout; the ground floor comprises of a bay fronted lounge, a stylish kitchen, and a versatile conservatory space at the rear that can be used for dining or

entertaining. Upstairs boasts two good size double bedrooms with the master spanning the full width of the home, and family bathroom. Moving outside, you'll find a very generous sized private garden at the rear and a drive for two vehicles at the front.

Situated close to the train station and town center, we highly advise an internal viewing to appreciate what this home has to offer.

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

**LOUNGE**  
15'5" x 10'3" (4.70 x 3.13)

**KITCHEN**  
16'10" x 7'7" (5.15 x 2.32)

**CONSERVATORY**  
14'8" x 12'9" (4.49 x 3.90)

**BEDROOM**  
14'7" x 9'11" (4.45 x 3.03)

**BEDROOM**  
10'11" x 10'4" (3.35 x 3.17)

**BATHROOM**  
5'11" x 5'2" (1.82 x 1.58)

**SHED**  
8'2" x 6'4" (2.49 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

## COUNCIL TAX BAND B

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.

## 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

Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
EU Directive 2002/91/EC		72	78
England & Wales			

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