



## PROPERTY SUMMARY

Located in the heart of Havant Town Centre, this three bedroom semi detached home with off road parking and a large front garden has been greatly enhanced under current ownership including the installation of a new kitchen, bathroom, boiler, windows and flooring. There is an open kitchen and dining room and a separate lounge as well as the family bathroom suite on the ground floor with the first floor landing leading to three well proportioned bedrooms with an ensuite added to the master. Sat on a corner plot, there is a driveway and large front garden with possibilities of extending the driveway, the rear garden has also had new fencing installed. Conveniently situated only a short walk from a plethora of shops and local amenities including the bus station and mainline train station. Contact us today to arrange your internal viewing.

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## ENTRANCE

**DINING ROOM** 10' 9" x 9' 10" (3.28m x 3m)

**KITCHEN** 13' 10" x 6' 6" (4.22m x 1.98m)

## BATHROOM

**LOUNGE** 14' x 11' 6" (4.27m x 3.51m)

## LANDING

**BEDROOM ONE** 12' 9" x 10' 7" (3.89m x 3.23m)

**BEDROOM TWO** 11' 9" x 11' 1" (3.58m x 3.38m)

**BEDROOM THREE** 8' 2" x 7' 6" (2.49m x 2.29m)



GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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.

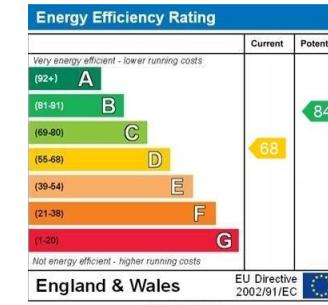
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LOCAL AUTHORITY  
Havant Borough Council

TENURE  
Freehold

COUNCIL TAX BAND  
Band C

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.