

£355,000
14 Longcroft Way
Havant, PO9 1FL

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom semi detached family home boasts a modern kitchen/diner fitted in 2023 with integrated appliances, stylish ensuite (2024) and an air conditioning unit in the bedroom (2023). With off road parking and a low maintenance garden, the property is also conveniently located close to Bedhampton Train station, Havant Town Centre with its mainline train station, and ample local amenities. The spacious internal accommodation comprises hallway, WC, kitchen/diner, lounge, three bedrooms with ensuite to master and a family bathroom suite. Internal viewings are essential to truly appreciate this wonderful modern home. Contact us today to arrange your appointment.





HALLWAY

WC

KITCHEN/DINER 16' 7" x 9' 6" (5.05m x 2.9m)

LOUNGE 16' 8" x 10' 5" (5.08m x 3.18m)

LANDING

BEDROOM ONE 12' 6" x 10' (3.81m x 3.05m)

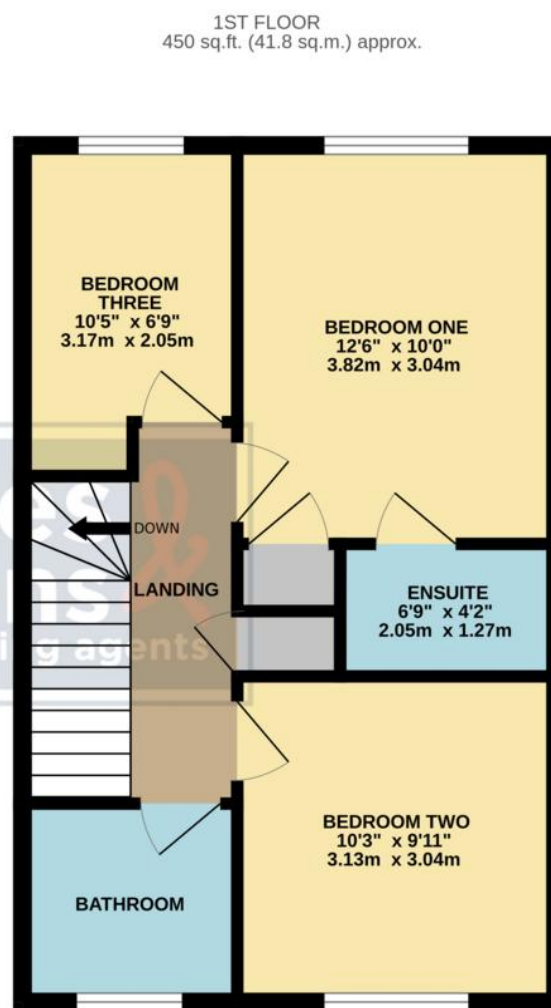
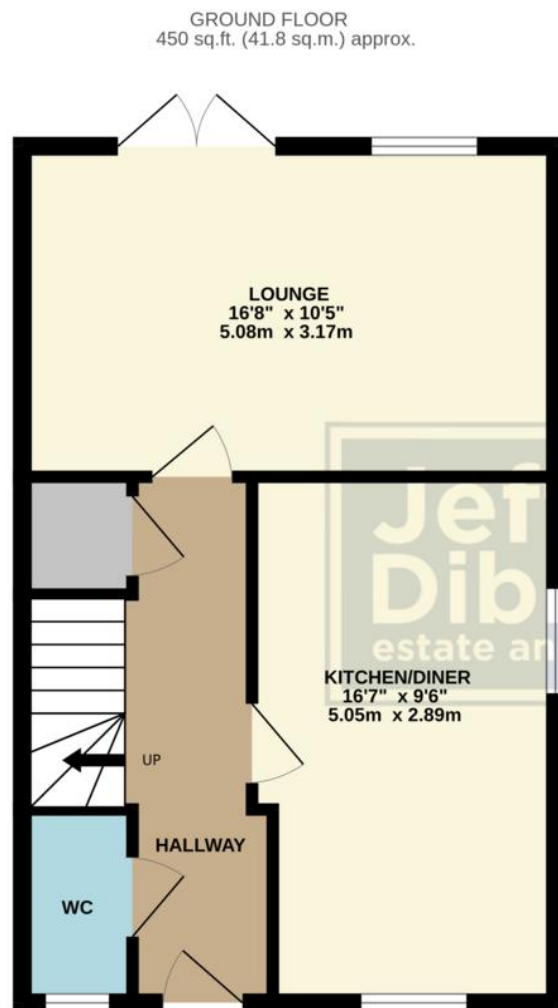
ENSUITE 6' 9" x 4' 2" (2.06m x 1.27m)

BEDROOM TWO 10' 3" x 9' 11" (3.12m x 3.02m)

BEDROOM THREE 10' 5" x 6' 9" (3.18m x 2.06m)

BATHROOM 6' 9" x 6' 3" (2.06m x 1.91m)





TOTAL FLOOR AREA : 899 sq.ft. (83.6 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

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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