



£279,000
1 Grace Cottages, Staunton Road
Havant, PO9 1DH

PROPERTY SUMMARY

This modern two bedroom semi-detached property is pleasantly situated in a quiet backwater on the outskirts of Havant Town and overlooks a pretty stream, just over half a mile from Havant Town Centre by foot. Accommodation comprises a hall, a lounge, modern fitted kitchen and a ground floor cloakroom, whilst upstairs there are two double bedrooms and a bathroom suite. Outside there is low maintenance rear garden with private parking space beyond. There are nearby schools and excellent shopping and commuter links (road, bus and rail) close by. Contact us to arrange your internal viewing.





HALLWAY

KITCHEN 11' 4" x 7' 1" (3.45m x 2.16m)

WC

LOUNGE 13' 9" x 12' 5" (4.19m x 3.78m)

LANDING

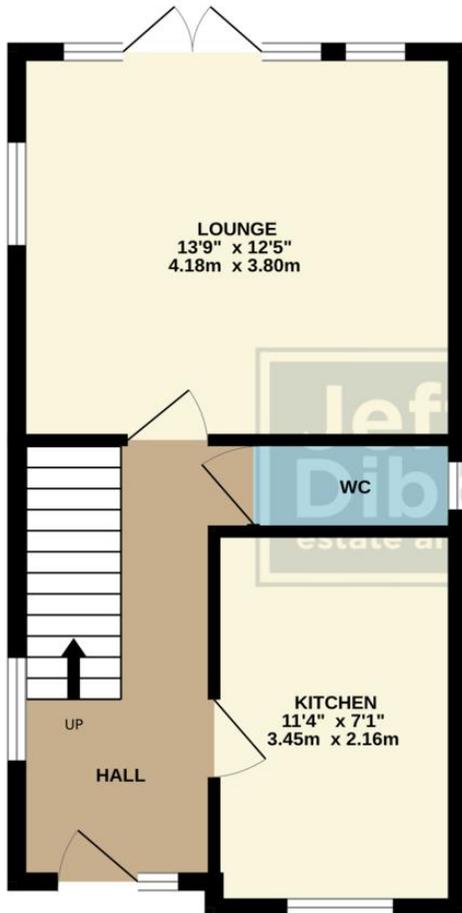
BEDROOM ONE 13' 9" x 11' 3" (4.19m x 3.43m)

BEDROOM TWO 13' 9" x 9' 9" (4.19m x 2.97m)

BATHROOM



GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

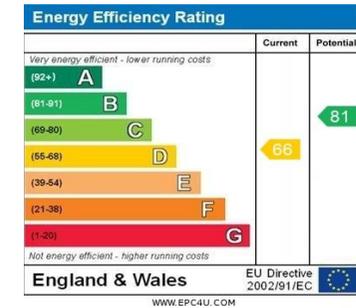
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee 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.

**Jeffries
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