



O'HARA  
PROPERTIES & ESTATES

HORDLE ROAD | HAVANT | PO9 4BA

£250,000



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O'HARA  
PROPERTIES & ESTATES

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# WELCOME Home

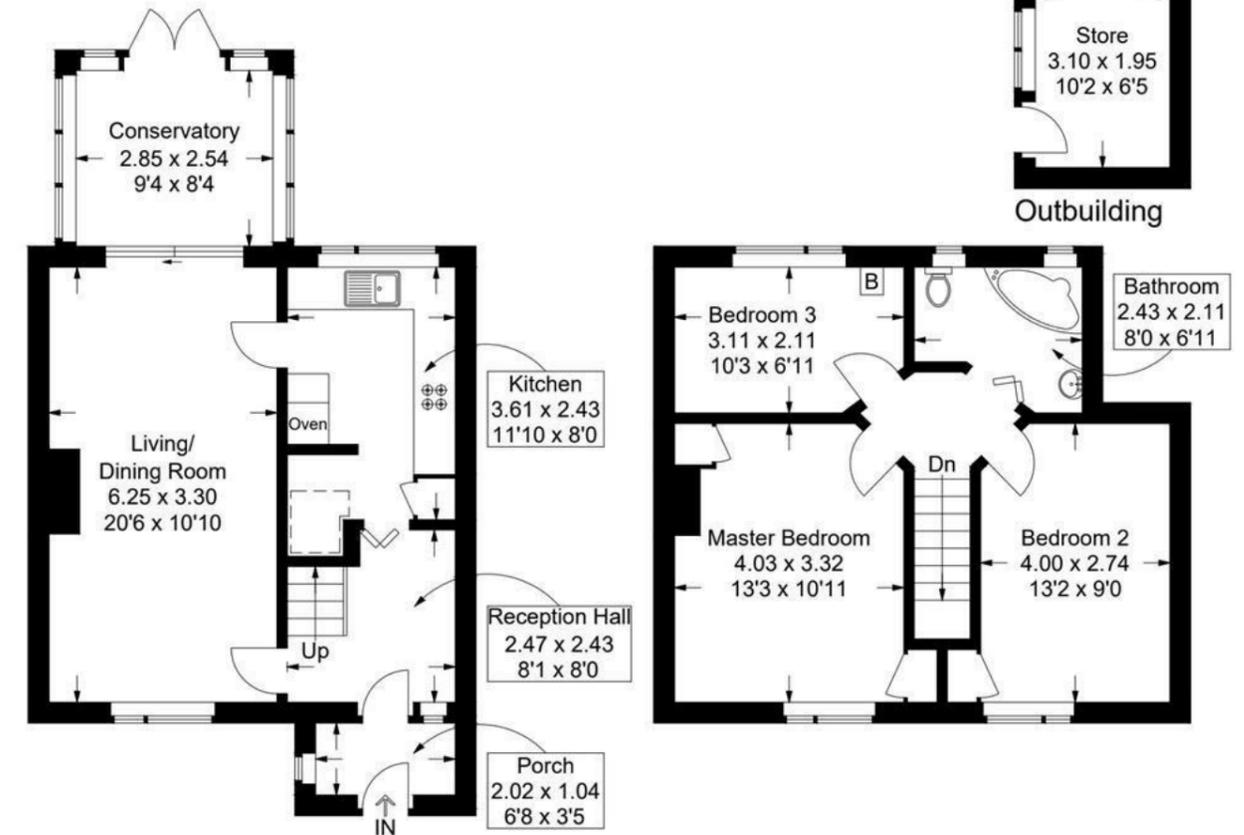
O'Hara Properties and Estates are delighted to present this well-maintained three-bedroom terraced home, ideally located within the sought-after Leigh Park area.

Offering generous living space and a practical layout, this property is perfectly suited for families, first-time buyers, or investors.

To book your viewing now, please call 02392259822! Option 2!

## Hordle Road, Havant

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft  
Outbuilding = 6.2 sq m / 67 sq ft  
Total = 96.6 sq m / 1040 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



#### PROPERTY INFORMATION

The property offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to modernise and add value. The ground floor comprises a spacious living area and a fitted kitchen with access to the rear garden. Upstairs, the property benefits from three good-sized bedrooms and a family bathroom.

Externally, the home boasts a private rear garden, ideal for outdoor entertaining or family use, along with the added benefit of side access. While the property would benefit from updating and modernisation, it offers fantastic potential to create a comfortable family home or a solid investment opportunity.

Conveniently located close to local schools, amenities, and transport links, this property is ideally suited to first-time buyers, families, or investors seeking a project in a well-connected area.

LIVING ROOM

KITCHEN

MASTER BEDROOM

BEDROOM 2

BEDROOM 3

BATHROOM

CONSERVATORY

#### ADDITIONAL INFORMATION

Council Tax band: B  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: Survey Instructed  
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No

Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Ramped access and Stairlift  
Coal mining area: No  
Non-coal mining area: No

#### DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you.

You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## FEATURES

- TERRACE HOUSE
- 3 BEDROOMS
- SIDE ACCESS
- PRIVATE REAR GARDEN
- QUIET RESIDENTIAL ROAD
- PROBATE PROPERTY

