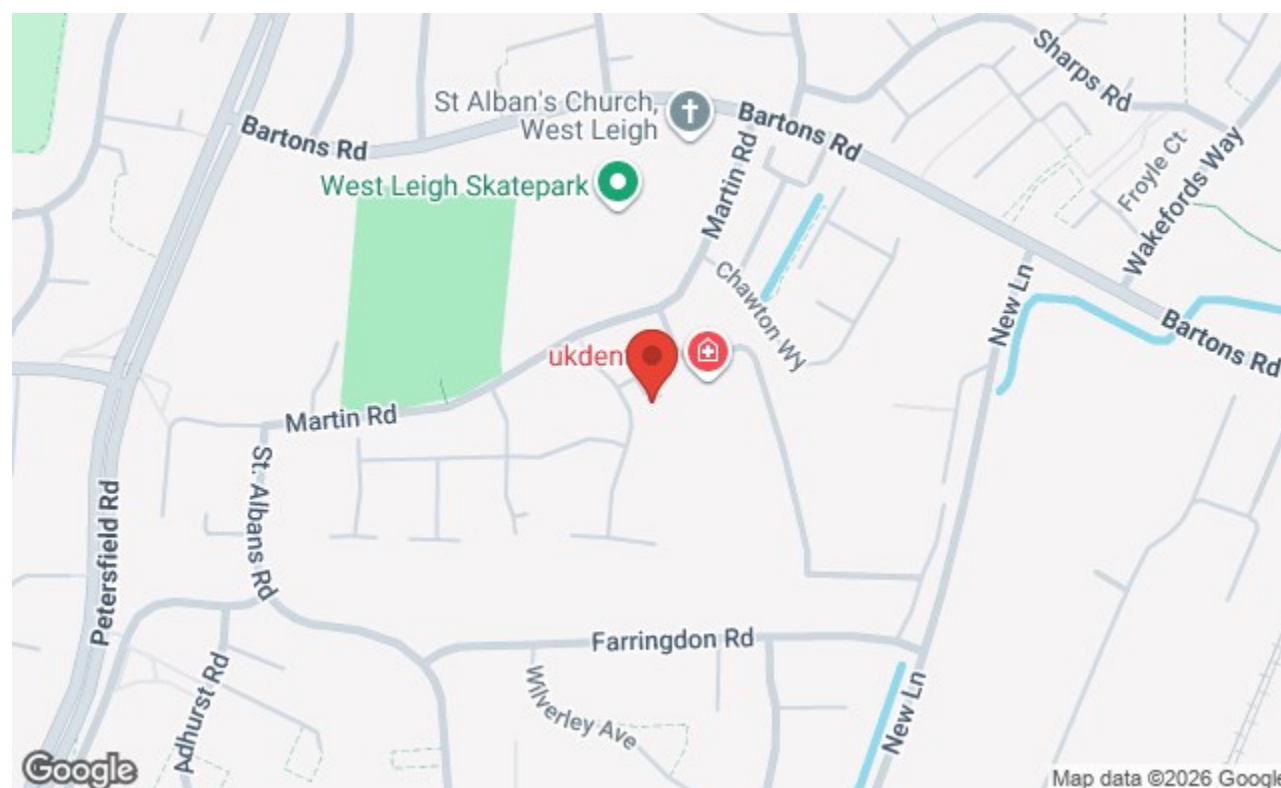


TOTAL FLOOR AREA : 767 sq.ft. (71.2 sq.m.) approx.

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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



FOR SALE

Asking Price £300,000

Monterey Drive, Havant PO9 5TQ

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- SEMI-DETACHED
- PARKING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- CUL-DE-SAC
- GREAT LOCATION
- IDEAL FAMILY HOME
- GREAT SIZE GARDEN
- CALL NOW TO VIEW!

Nestled in a peaceful cul-de-sac on Monterey Drive in Havant, this charming semi-detached house offers a delightful family home with ample space and modern conveniences. Upon entering, you are greeted by a welcoming hallway that leads directly to the staircase, guiding you to the upper floor. To your right, the spacious lounge invites you to relax and unwind, seamlessly flowing into a dining area that is open to the well-appointed kitchen. This layout is perfect for entertaining guests or enjoying family meals.

The kitchen also provides access to a lovely conservatory, which serves as an ideal spot for enjoying the garden views or basking in the sunlight. The generous garden is laid to lawn, offering plenty of space for outdoor activities, gardening, or simply enjoying the fresh air.

Upstairs, you will find three well-proportioned bedrooms, including two doubles and a single,

making it perfect for families or those needing extra space for guests or a home office. The family bathroom is conveniently located to serve all bedrooms.

Parking is a breeze with space for two vehicles, and additional parking available down the side of the property. The large front garden adds to the appeal, providing a pleasant first impression and a lovely area for children to play.

This property is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a friendly neighbourhood. With its spacious layout and convenient location, it is sure to attract interest. Don't miss your chance to view this delightful home.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE

16'4" x 12'4" (4.99 x 3.78)

DINING ROOM

8'8" x 7'1" (2.65 x 2.18)

KITCHEN

8'8" x 8'2" (2.65 x 2.49)

CONSERVATORY

8'9" x 6'7" (2.67 x 2.01)

BEDROOM ONE

10'3" x 8'11" (3.14 x 2.72)

BEDROOM TWO

10'11" x 8'9" (3.33 x 2.69)

BEDROOM THREE

7'11" x 6'11" (2.42 x 2.11)

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

HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND C - £2,058.48.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	71	78
England & Wales		



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