



2 DOUGLAS COTTAGES

Southleigh Road, Havant, Hampshire, PO9 2NX



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£1,650 Per Calendar Month

A charming 3 bedroom semi detached cottage in a rural setting overlooking fields

THE PROPERTY

This charming three-bedroom semi-detached cottage enjoys a peaceful rural setting with attractive views across the surrounding countryside, offering a delightful blend of character and comfortable living.

The accommodation comprises a well proportioned kitchen with a fitted oven and space for white goods. The welcoming sitting room features an attractive working fireplace. The dining room enjoys lovely views over the rear garden, while a convenient ground floor cloakroom and back door to the garden adds further practicality. Upstairs there are two generous double bedrooms, both overlooking the gardens, with the principal bedroom benefiting from built-in storage. A versatile third room provides the flexibility to be used as a single bedroom, home office or dressing room. The family bathroom is fitted with a bath and shower over. An airing cupboard

offers additional storage.

Externally the property benefits from front and rear garden, a large garage and useful garden storage.

This attractive home is ideal for those seeking the tranquillity of rural living but with a range of local amenities, transport links, and nearby towns all within easy reach.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Mains electricity and drainage
Private water metered and sewerage invoiced by landlord
Mobile coverage - good/variable (Ofcom)
Broadband - Superfast (Openreach)

EPC

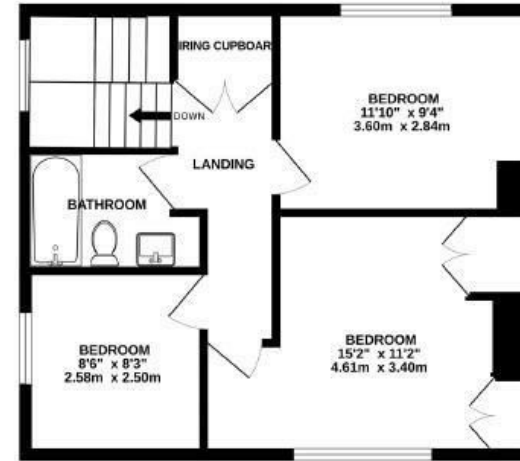
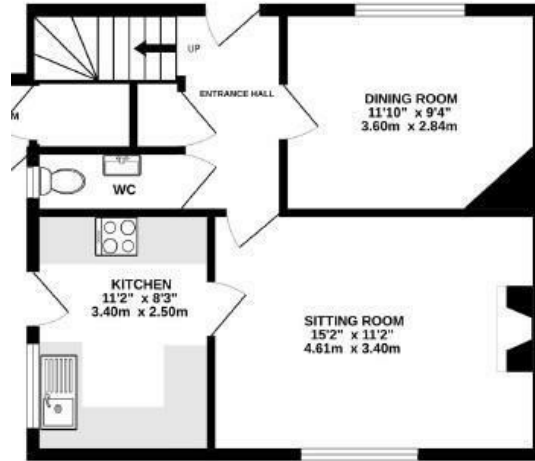
Local Authority

Havant Borough Council - band D

Deposit

Holding Deposit - £380
Security Deposit - £1,903





TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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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		
England & Wales		EU Directive 2002/91/EC

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