

**£290,000**  
**30 Juniper Square**  
Havant, PO9 1JA

## PROPERTY SUMMARY

Three bedroom family home with Off Road Parking and a GARAGE, located only a short walk from Havant Town Centre with its range of amenities as well as local schools. The spacious accommodation comprises ground floor WC, large kitchen/diner and living room with three well proportioned bedrooms and a family bathroom suite. Externally the block paved driveway provides off road parking to the front, there is a low maintenance South Facing Garden and a garage in a block nearby. Conveniently situated close to schools, shops and transport links, we feel this will make a wonderful family home. Additionally benefiting from an electric car charging point to the front. Contact us today to arrange your viewing.





**ENTRANCE**

**WC**

**KITCHEN/DINER 17' 10" x 13' 9" (5.44m x 4.19m)**

**LOUNGE 17' 10" x 10' 7" (5.44m x 3.23m)**

**LANDING**

**BEDROOM ONE 11' 8" x 11' 3" (3.56m x 3.43m)**

**BEDROOM TWO 11' 3" x 10' 11" (3.43m x 3.33m)**

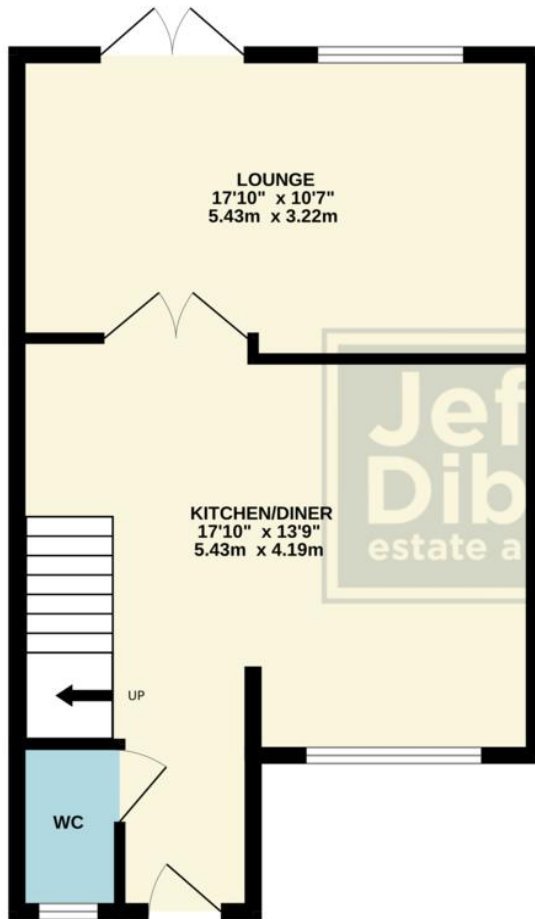
**BEDROOM THREE 8' 4" x 7' 10" (2.54m x 2.39m)**

**BATHROOM**

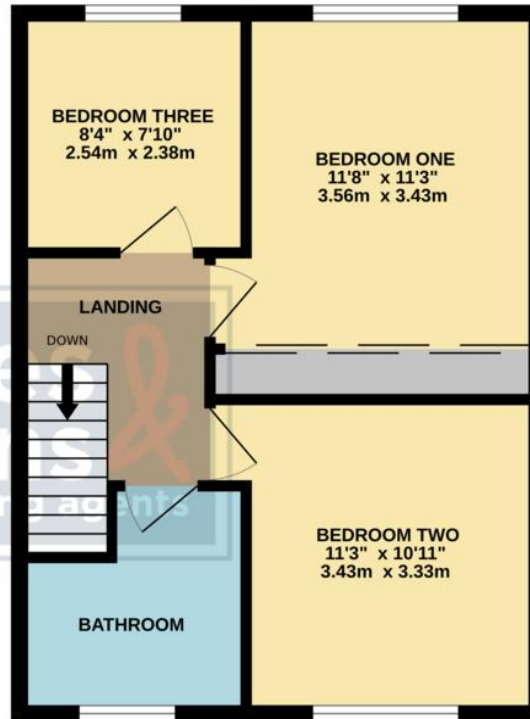
**GARAGE**



GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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 B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 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  
Dibbens &**  
estate and letting agents

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