



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 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.
Made with Netplan 0.0208

Energy performance certificate (EPC)

9 Third Avenue HAYWANT PO9 2GR	Energy rating D	Valid until:	31 July 2035
		Certificate number:	2300-5397-0122-2509-3853

Property type: Detached house
Total floor area: 105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

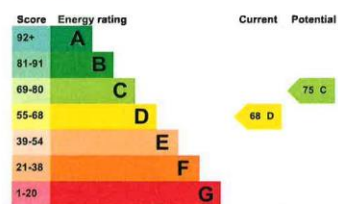
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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9 Third Avenue
Denvilles, Havant PO9 2QR

Price: £530,000

DESCRIPTION

Four-Bedroom detached family home situated in a highly requested road within Denvilles, Havant and offered with no forward chain. Internally, the property offers a spacious entrance hall with cloakroom, a dining room with doors leading out onto the garden, a fitted kitchen, and a bright dual-aspect lounge. Upstairs, there's a spacious landing with space for a desk, four well-proportioned bedrooms and a family bathroom. Outside, you can enjoy the peaceful south-facing rear garden. The property also benefits from an attractive front garden, and a garage with an electric roller door. Additional features include double glazing and gas central heating. Ideally located, the property is just a short walk from Warblington Railway Station and within easy reach of Havant Town Centre, Emsworth Village and the A27. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL & WC

LOUNGE: 17' 3" x 11' 5" (5.25m x 3.48m)

DINING ROOM: 9' 6" x 8' 6" (2.89m x 2.59m)

KITCHEN: 9' 6" x 8' 3" (2.89m x 2.51m)

FIRST FLOOR

BEDROOM 1: 17' 3" x 11' 5" Narrowing to 9'3" (5.25m x 3.48m)

BEDROOM 2: 9' 6" x 8' 6" (2.89m x 2.59m)

BEDROOM 3: 9' 6" x 8' 4" (2.89m x 2.54m)

BEDROOM 4: 9' 5" x 8' 2" (2.87m x 2.49m)



FAMILY BATHROOM: 9' 5" x 3' 5" widening to 5'0" (2.87m x 1.04m)

OUTSIDE

REAR GARDEN

GARAGE 16' 0" x 8' 10" (4.87m x 2.69m)

DRIVEWAY

