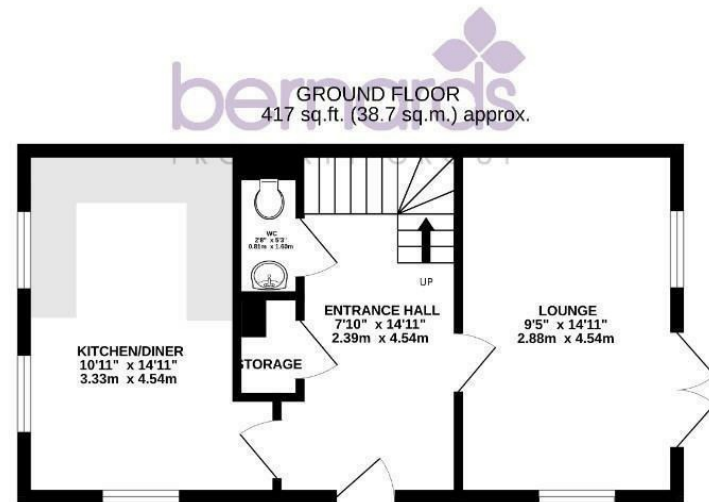
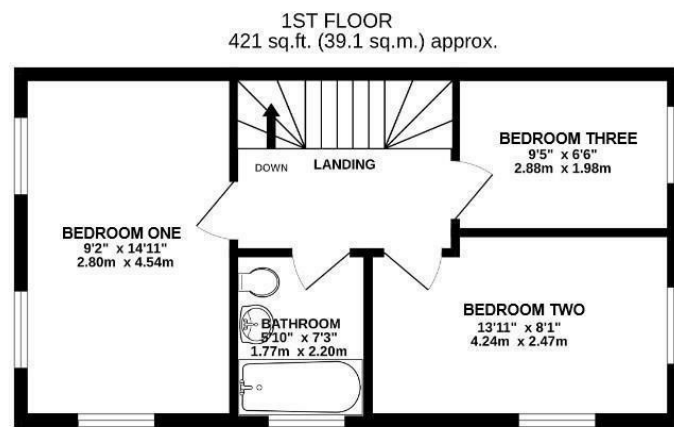




Guide Price £325,000

Ernest Road, Havant PO9 3TJ



TOTAL FLOOR AREA: 837 sq.ft. (77.8 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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HIGHLIGHTS

- ❖ Three Bedrooms
- ❖ New Build Home
- ❖ Two Parking Spaces
- ❖ EV Charging Point
- ❖ No Forward Chain
- ❖ 10 Year Guarantee
- ❖ Ideal for Families
- ❖ Private Garden
- ❖ Modern Kitchen
- ❖ Spacious Lounge

Welcome to this charming end-terrace house located on Ernest Road in the desirable area of Bedhampton, Havant. This brand new home offers a perfect blend of modern living and comfort, making it an ideal choice for families or first-time buyers.

The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with family. The house also includes a contemporary bathroom, designed with both style and functionality in mind.

One of the standout features of this home is the off-road parking, ensuring convenience and ease for you and your visitors. Additionally, the property comes with a 10-year warranty, offering peace of mind for your investment.

Situated in a sought-after location, this home is free from any chain, allowing for a smooth and efficient purchase process. With its modern amenities and attractive setting, this property is not to be missed. We invite you to explore the potential of this lovely home and envision your future in this delightful space.

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



Call today to arrange a viewing
 02392 482147
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PROPERTY INFORMATION

ENTRANCE HALL
7'10" x 14'10" (2.39 x 4.54)

LOUNGE
9'5" x 14'10" (2.88 x 4.54)

KITCHEN/DINING
10'11" x 14'10" (3.33 x 4.54)

BEDROOM ONE
9'2" x 14'10" (2.80 x 4.54)

BEDROOM TWO
13'10" x 8'1" (4.24 x 2.47)

BEDROOM THREE
9'5" x 6'5" (2.88 x 1.98)

BATHROOM
5'9" x 7'2" (1.77 x 2.20)

COUNCIL TAX BAND
TBC

MORTGAGE SERVICES
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time

to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		95	95
(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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