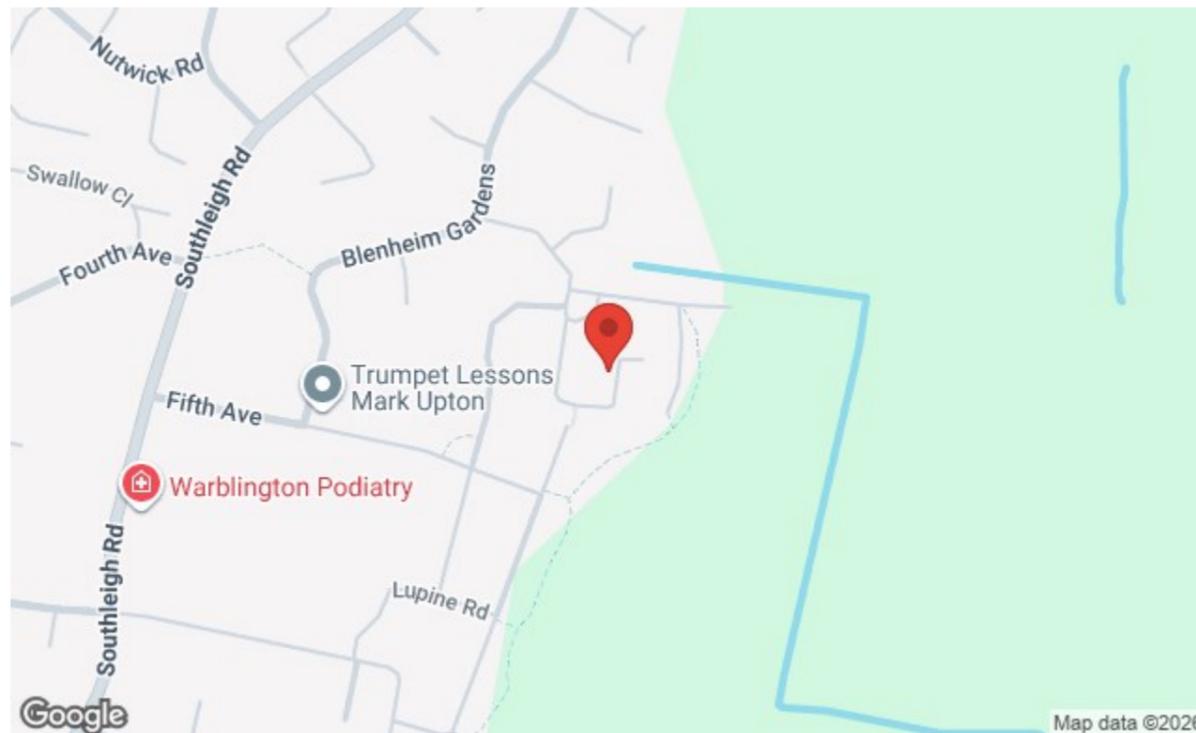




Offers Over £375,000

Iris Close, Havant PO9 2FY



HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ SEMI DETACHED
- ❖ LIVING ROOM
- ❖ KITCHEN
- ❖ WC
- ❖ EN SUITE
- ❖ BATHROOM
- ❖ GARAGE
- ❖ COMPLETE CHAIN
- ❖ A MUST VIEW

COMPLETE CHAIN

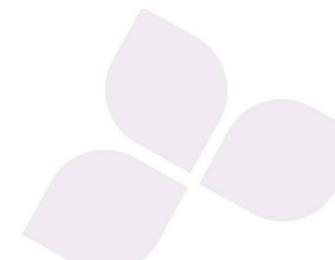
Iris Close, Denvilles, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2015, the property spans an impressive 1,139 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The property boasts three well-proportioned bedrooms, the main bedroom is complete with an en suite bathroom, ensuring privacy and convenience. The main bathroom is located on the first floor, serving the additional bedrooms with ease.

One of the standout features of this home is the versatile downstairs playroom, which can be adapted to suit your needs, whether as a children's play area, a home office, or a snug retreat. The generous garden is perfect for outdoor entertaining or simply enjoying the fresh air, while the garage to the side of the property and driveway provide parking for two vehicles, a rare find in this area.

This property is offered with a complete chain, making it an ideal choice for those looking to move in without delay. With its modern amenities and thoughtful layout, this three-bedroom semi-detached house is a must-view for anyone seeking a comfortable and stylish home in Denvilles. Don't miss the opportunity to make this lovely property your own.

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



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



PROPERTY INFORMATION

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

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.

TENURE OF PROPERTY

Freehold

PLAY ROOM

10'3" x 8'3" (3.13 x 2.53)

LIVING ROOM

15'10" x 9'10" (4.84 x 3.02)

KITCHEN

10'7" x 10'4" (3.24 x 3.16)

GARAGE

20'5" x 9'5" (6.23 x 2.89)

EN SUITE

6'3" x 3'6" (1.92 x 1.09)

BATHROOM

6'9" x 5'6" (2.06 x 1.70)

BEDROOM ONE

14'9" x 11'0" (4.50 x 3.37)

BEDROOM TWO

11'0" x 10'0" (3.37 x 3.06)

BEDROOM THREE

6'10" x 6'4" (2.09 x 1.95)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
England & Wales	



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