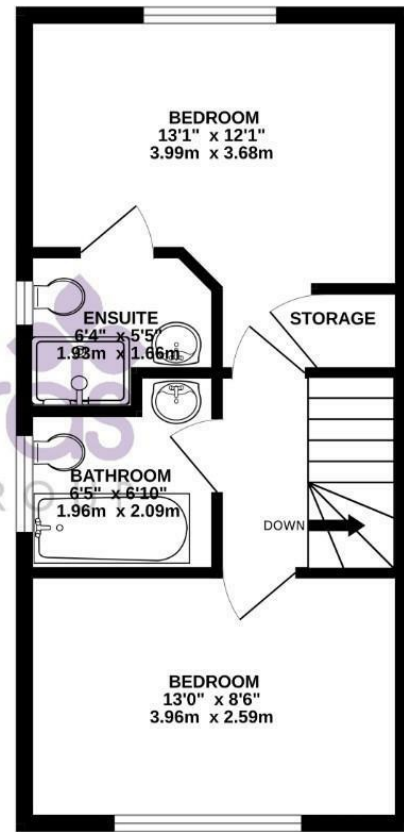
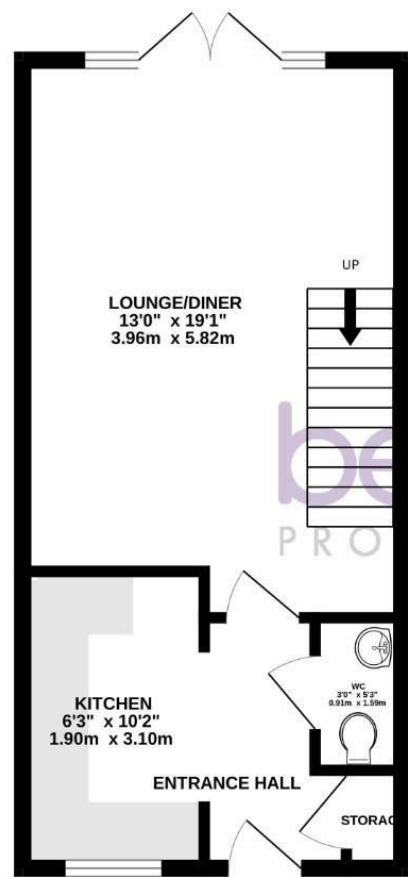


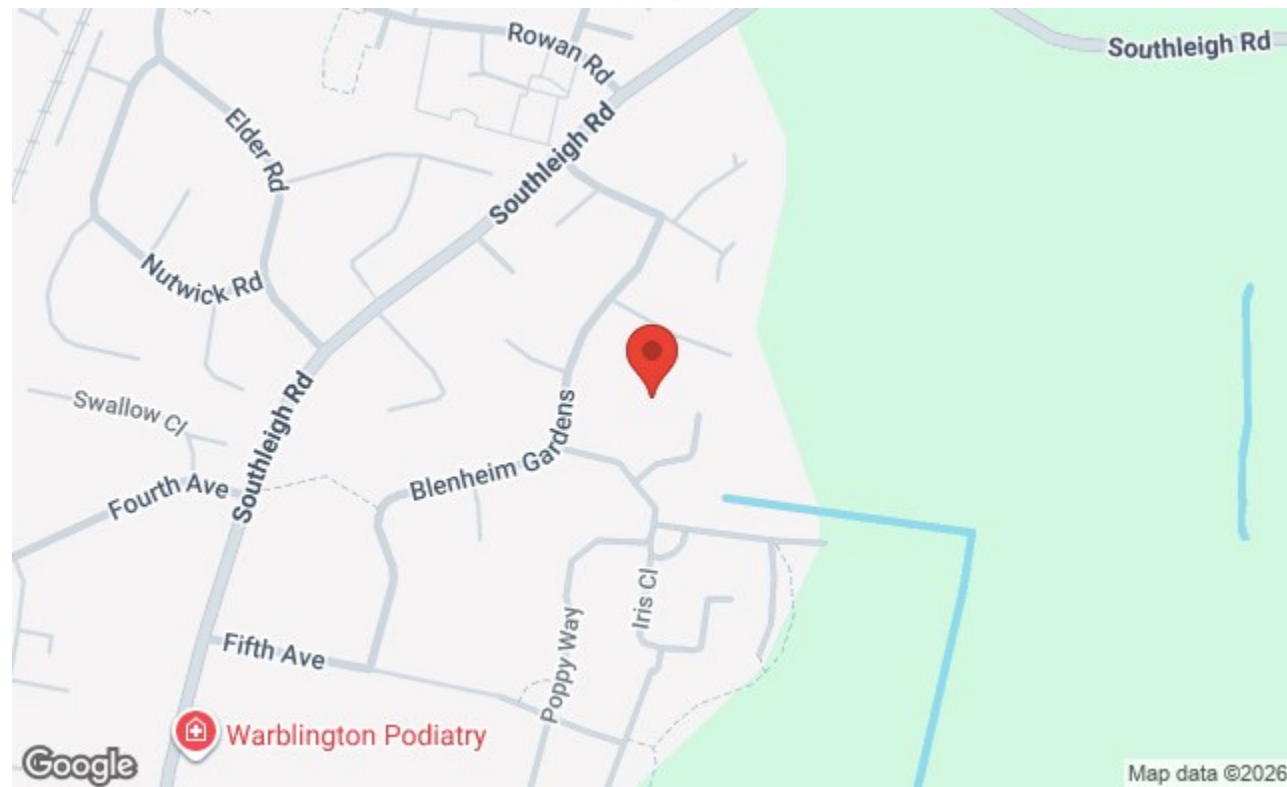
GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



Offers In Excess Of £270,000

Windrush Close, Havant PO9 2EW



## HIGHLIGHTS

- ❖ SEMI-DETACHED
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ FAMILY BATHROOM
- ❖ LOUNGE/KITCHEN
- ❖ DOWNSTAIRS W.C
- ❖ ALLOCATED PARKING
- ❖ NEUTRAL DECOR
- ❖ CHAIN FREE!
- ❖ CALL NOW TO VIEW.

Welcome to Windrush Close, a charming semi-detached house located in the desirable area of Havant. This delightful property, built in 2014, offers a comfortable living space of 732 square feet, making it an ideal home for couples or small families.

Upon entering, you are greeted by a well-designed hallway. To your left, you will find a modern kitchen equipped with a boiler and ample space for your appliances. On the right, there is a convenient downstairs W.C., perfect for guests. As you continue through the hallway, you will discover an inviting open lounge/diner. This spacious area is filled with natural light and features patio doors that lead directly into the garden, creating a seamless indoor-outdoor living experience.

The garden is a lovely space, laid to lawn and complete with a shed that will remain with the

property, providing additional storage. It is an excellent spot for relaxation or entertaining friends and family.

Moving upstairs, you will find two generously sized double bedrooms. One of the bedrooms boasts an en-suite shower room, offering privacy and convenience. Completing the upper floor is a well-appointed family bathroom, ensuring that all your needs are met.

This property is being sold with no forward chain, making it an attractive option for those looking to move in quickly. With parking available for one vehicle, this home combines modern living with practicality. Windrush Close is a wonderful opportunity to own a lovely home in a sought-after location. Don't miss your chance to view this delightful property.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALLWAY

## KITCHEN

10'2" x 6'2" (3.10 x 1.90)

## W.C

5'2" x 2'11" (1.59 x 0.91)

## LOUNGE/DINER

19'1" x 12'11" (5.82 x 3.96)

## BEDROOM ONE

13'1" x 12'0" (3.99 x 3.68)

## EN-SUITE

6'3" x 5'5" (1.93 x 1.66)

## BATHROOM

6'10" x 6'5" (2.09 x 1.96)

## BEDROOM TWO

12'11" x 8'5" (3.96 x 2.59)

## 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	92
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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

