

Guide Price £280,000

Wakefords Way, Havant PO9 5JP



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ DRIVEWAY
- ❖ TERRACED HOME
- ❖ CHAIN FREE
- ❖ IDEAL FIRST TIME BUY
- ❖ BEAUTIFULLY PRESENTED
- ❖ CONSERVATORY
- ❖ SOUTH FACING GARDEN
- ❖ FOUR PIECE BATHROOM SUITE
- ❖ CALL TO VIEW

** CHAIN FREE TERRACED HOME **

Situated in the popular residential area of Wakefords Way, this well-presented two-bedroom terraced home is an excellent opportunity for first-time buyers, downsizers or investors looking for a property that's ready to move straight into.

A useful entrance porch provides a practical space for coats and shoes before leading into the bright and spacious living room, creating a welcoming first impression. From here, the property flows through to the kitchen, which offers ample worktop and cupboard space along with room for a dining table, making it a practical space for everyday living. To the rear, the conservatory provides a versatile additional reception area overlooking the south-facing garden, creating a lovely spot to enjoy throughout the year.

Outside, the garden has been designed with low maintenance in mind, making it easy to enjoy the

sunshine without the upkeep. A useful brick-built store provides extra storage for bikes, tools or garden equipment.

Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes. The contemporary four-piece bathroom is a real highlight of the home, finished to a high standard and featuring both a bath and separate shower.

The property also benefits from its own driveway providing off-road parking and is offered to the market chain free, making for a straightforward purchase.

Wakefords Way is a well-established residential location on the outskirts of Havant, within easy reach of local shops, schools and parks. Havant town centre, with its range of supermarkets, cafés, restaurants and a mainline railway station with direct services to London Waterloo and Portsmouth, is just a short drive away. The nearby A3(M) and A27 provide excellent transport links, while the South Downs and the Hampshire coastline are both within easy reach.

Call today to arrange a viewing

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PROPERTY INFORMATION

PORCH

LIVING ROOM

17'5" x 15'2" (5.33 x 4.63)

KITCHEN

17'3" x 9'10" (5.28 x 3.00)

CONSERVATORY

11'2" x 10'0" (3.42 x 3.05)

BEDROOM

13'5" x 10'6" (4.10 x 3.22)

BEDROOM

13'11" x 9'1" (4.26 x 2.79)

BATHROOM

7'1" x 6'5" (2.16 x 1.96)

STORE

7'8" x 7'0" (2.34 x 2.14)

Anti Money Laundering

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

Council Tax Band B

Havant Borough Council: BAND B

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

Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		73	78
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



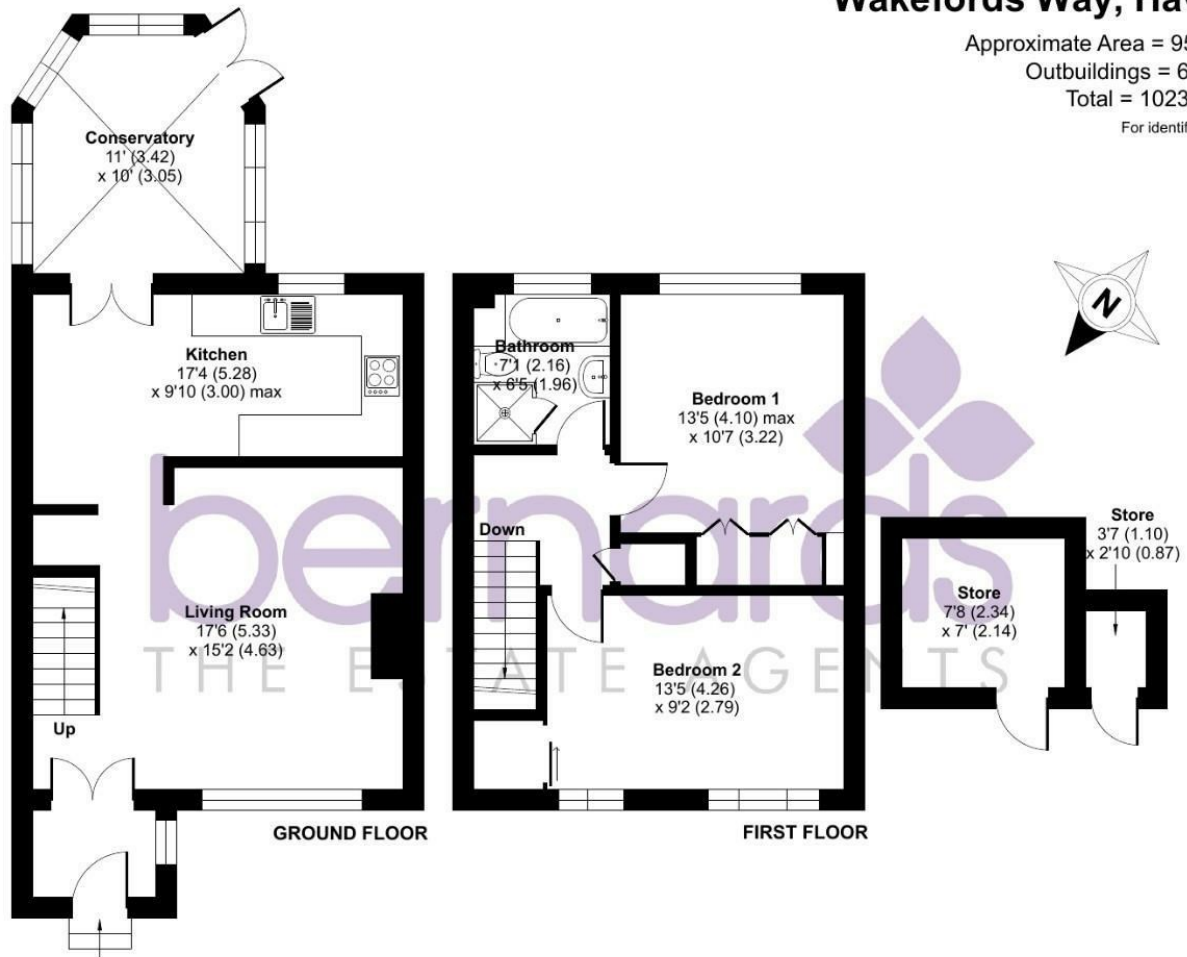
Wakefords Way, Havant, PO9

Approximate Area = 959 sq ft / 89 sq m

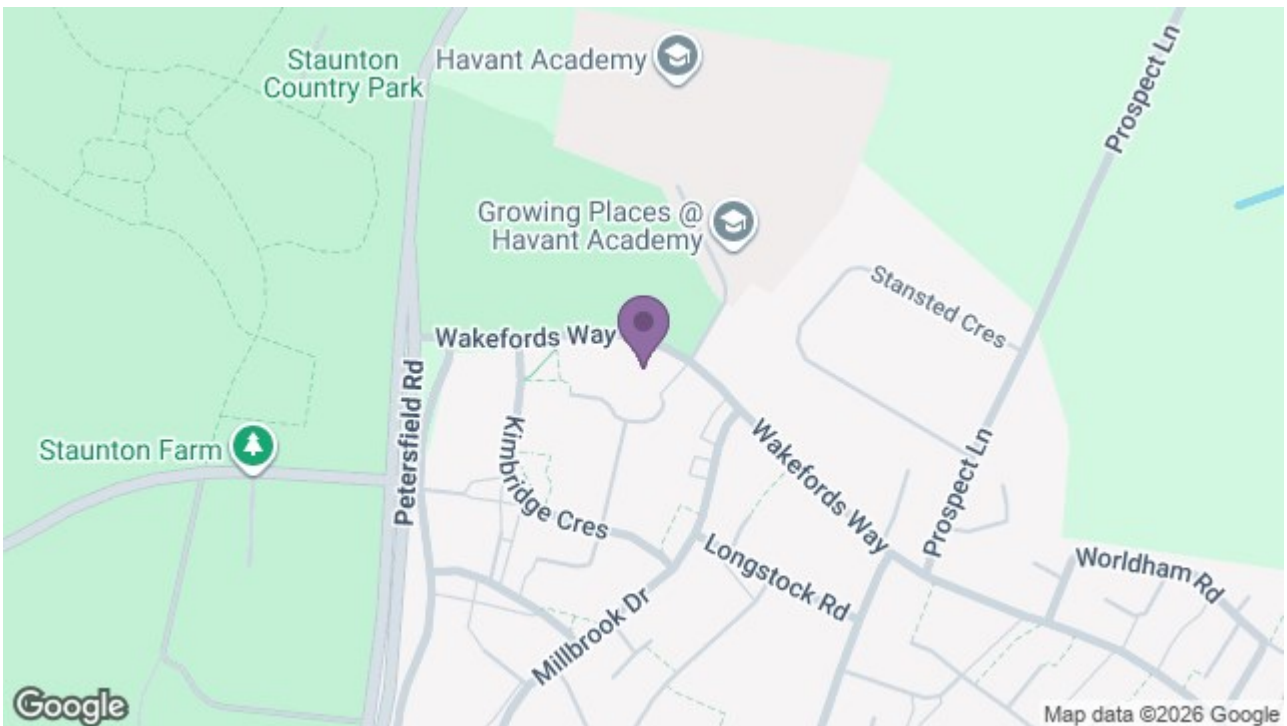
Outbuildings = 64 sq ft / 5.9 sq m

Total = 1023 sq ft / 94.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1484131



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