

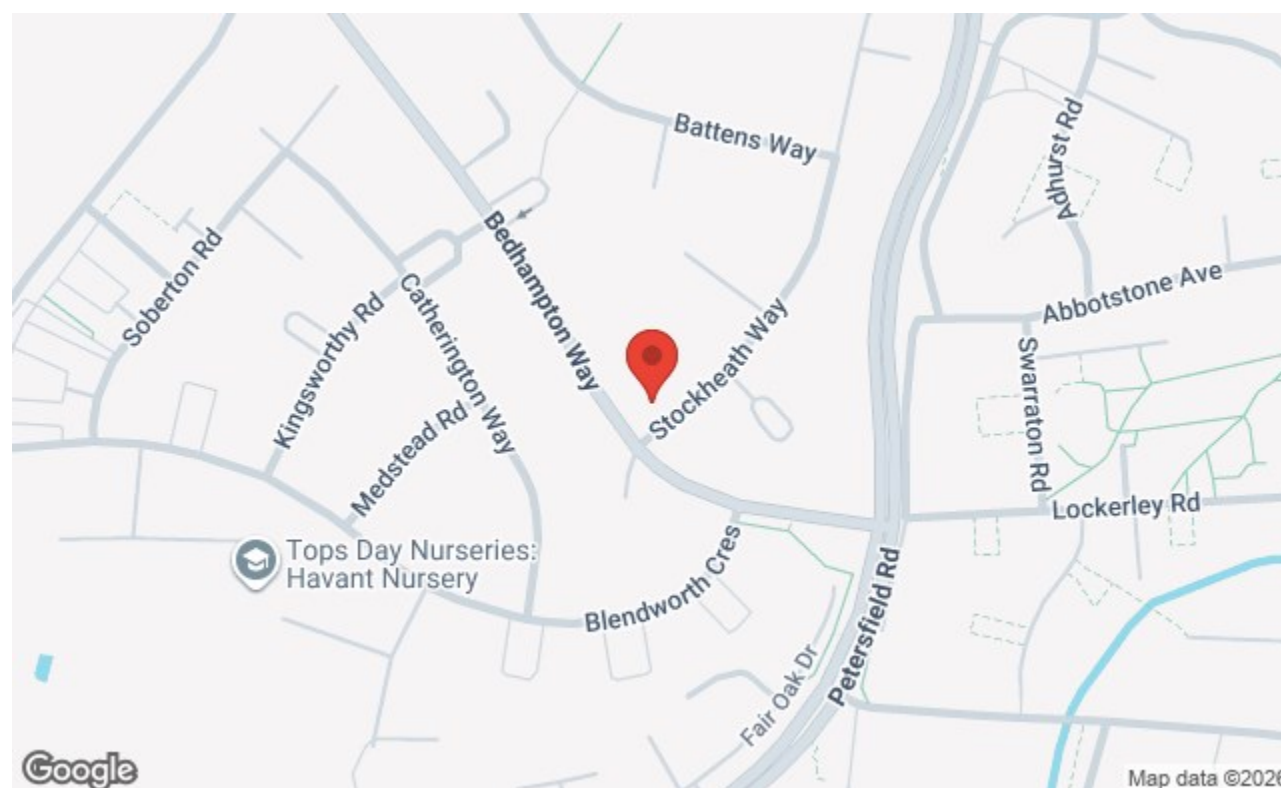
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 £260,000

Stockheath Way, Havant PO9 2DR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACE
- ❖ THREE BEDROOM
- ❖ KITCHEN
- ❖ DINING ROOM
- ❖ BATHROOM
- ❖ LARGE GARDEN
- ❖ OFF ROAD PARKING
- ❖ CLOSE AMENITIES
- ❖ FIRST TIME BUY
- ❖ A MUST VIEW

Situated in the popular area of Stockheath Way, Havant, this spacious mid-terrace home offers approximately 835 sq. ft. of accommodation, including three bedrooms, a generous rear garden and off-road parking for up to four vehicles.

The ground floor features a welcoming entrance hall, spacious lounge and a separate kitchen and dining room, providing a practical layout for both family life and entertaining.

Upstairs, there are three well-proportioned bedrooms, with the third bedroom offering flexibility as a child's room, study or home office. The floor is completed by a family bathroom and

useful storage.

Outside, the large rear garden provides plenty of space for children, entertaining or relaxing, while the substantial off-road parking to the front is a particularly useful feature for families and those with multiple vehicles.

The property is conveniently located for local amenities, schools and transport links, with Havant town centre and surrounding areas easily accessible.

Offering generous living space, three bedrooms, a large garden and excellent parking, this home is well suited to first-time buyers and families alike. Early viewing is highly recommended.

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 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 OF PROPERTY

Freehold

LOUNGE

11'1" x 13'6" (3.38 x 4.14)

DINING ROOM

9'0" x 9'10" (2.75 x 3.00)

KITCHEN

7'11" x 9'10" (2.43 x 3.02)

BEDROOM ONE

11'1" x 11'1" (3.38 x 3.40)

BEDROOM TWO

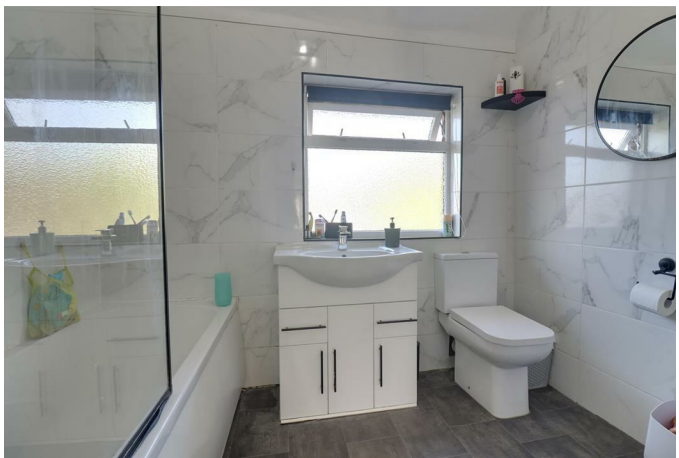
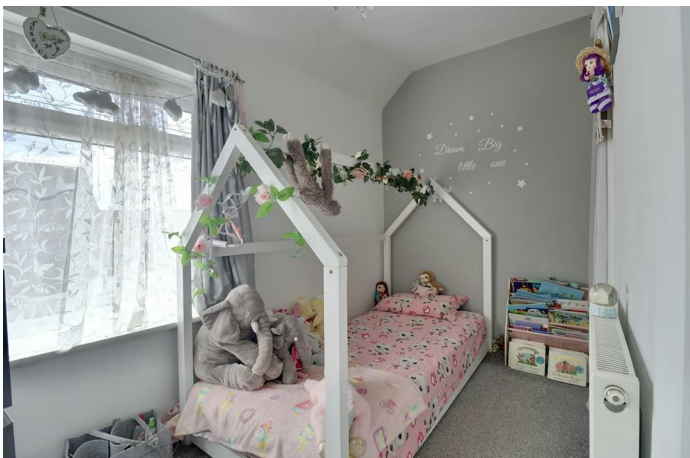
11'3" (3.43)

BEDROOM THREE

11'0" x 5'8" (3.36 x 1.75)

BATHROOM

8'2" x 5'8" (2.49 x 1.73)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		69
(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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