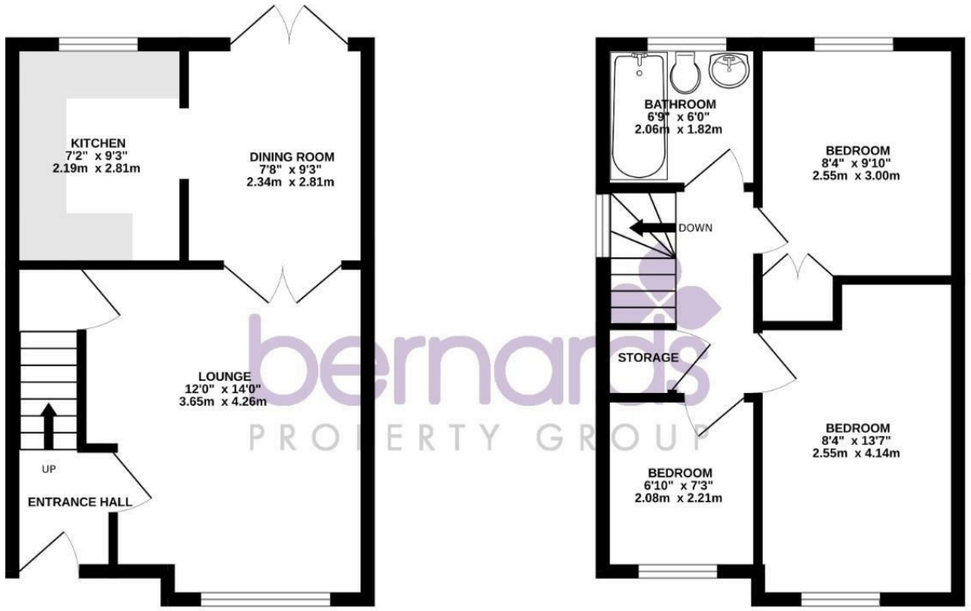
GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



bernards PROPERTY GROUP

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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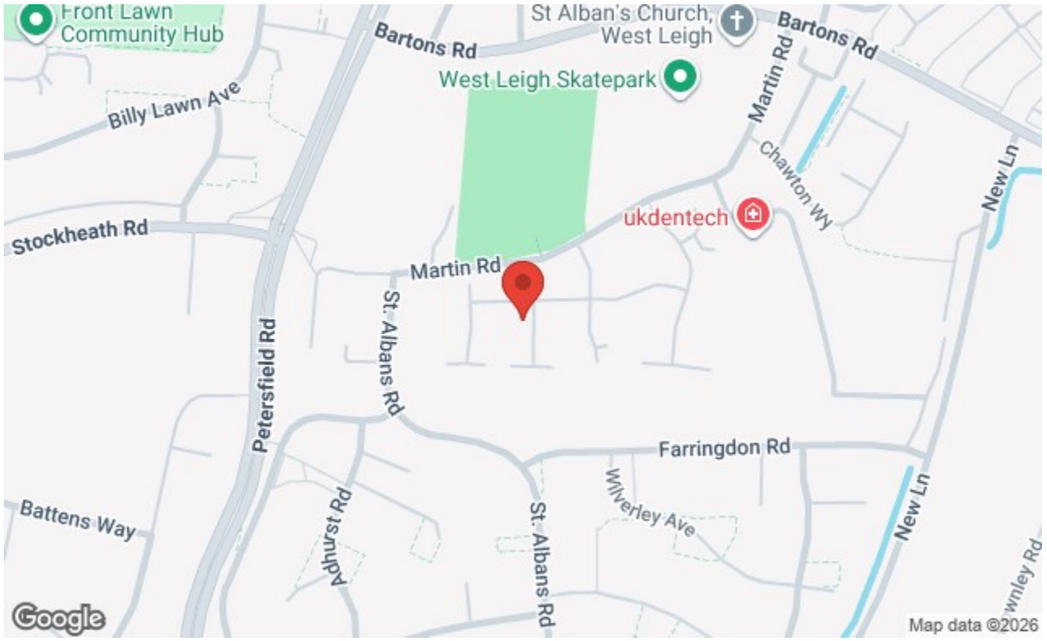


1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Guide Price £280,000

Redwood Grove, Havant PO9 5TN

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- END TERRACE
- THREE BEDROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROM
- GENEROUS GARDEN
- OFF ROAD PARKING FOR 4
- NO FORWARD CHAIN
- A MUST VIEW

Situated in the sought-after area of Redwood Grove, Havant, this charming three-bedroom end-terrace home presents an excellent opportunity for buyers looking to create a fantastic family home tailored to their own taste. Offering approximately 1,055 sq ft of accommodation, the property combines generous living space with exciting potential throughout.

Upon entering, you are welcomed by two versatile reception rooms, providing plenty of space for both relaxing and entertaining. The spacious lounge diner creates a warm and sociable setting, ideal for family gatherings or cosy evenings at home. The kitchen offers great scope for modernisation, allowing the next owner to design a stylish and functional space to suit their lifestyle.

Upstairs, the property benefits from three well-proportioned bedrooms, making it ideal for families, first-time buyers seeking extra space, or those working from home.

The home would benefit from updating throughout, offering buyers the chance to refurbish and personalise the property while adding significant value. Outside, the generous rear garden is a real highlight, providing a private and peaceful outdoor retreat with ample room for children to play, outdoor dining, or keen gardeners to enjoy. To the front, there is off-road parking with further potential to expand, subject to any necessary permissions.

Built in 1995 and offered to the market with no forward chain, this property is perfect for buyers looking for a straightforward move and a home they can truly make their own. With its desirable location, spacious layout, and outstanding potential, 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 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

LOUNGE

11'11" x 13'11" (3.65 x 4.26)

DINING ROOM

7'8" x 9'2" (2.34 x 2.81)

KITCHEN

7'2" x 9'2" (2.19 x 2.81)

BEDROOM ONE

8'4" x 13'6" (2.55 x 4.14)

BEDROOM TWO

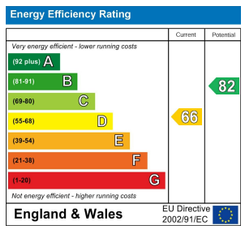
8'4" x 9'10" (2.55 x 3.00)

BEDROOM THREE

6'9" x 7'3" (2.08 x 2.21)

BATHROOM

6'9" x 7'3" (2.06 x 2.21)



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