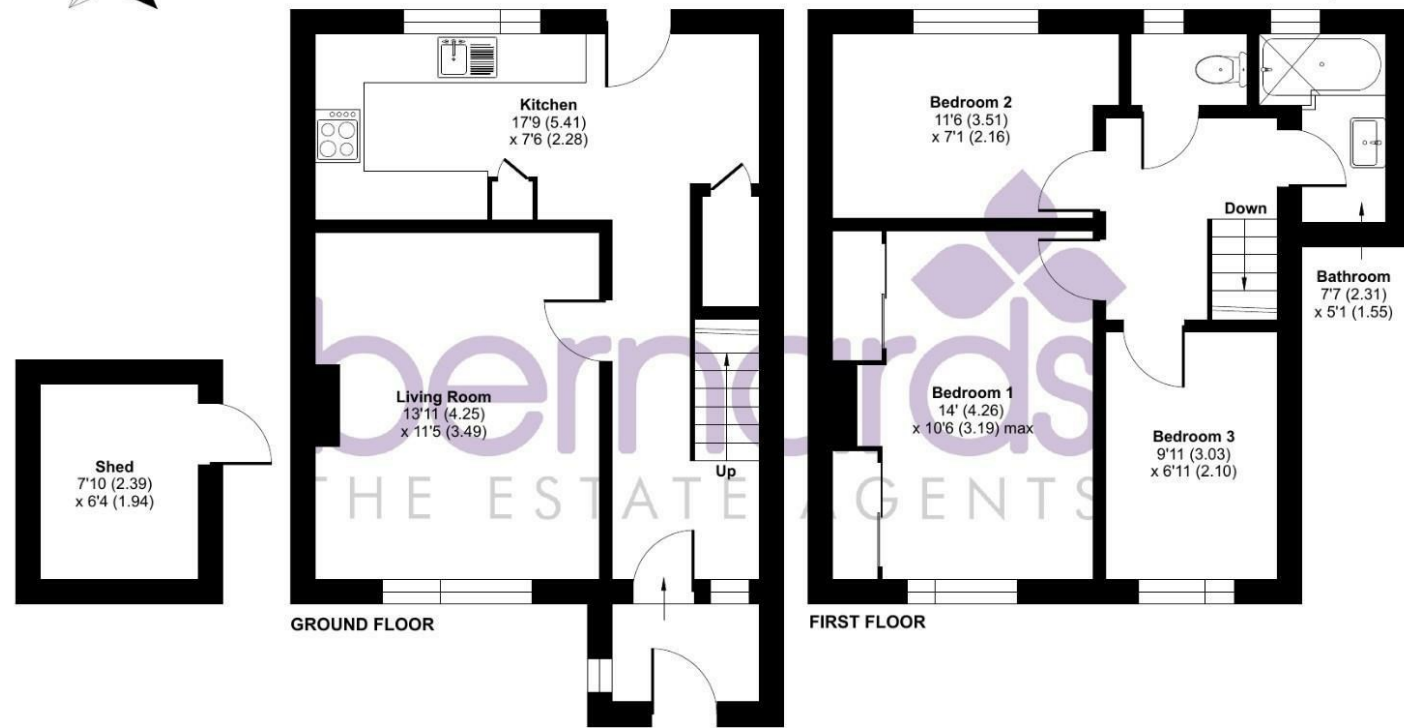


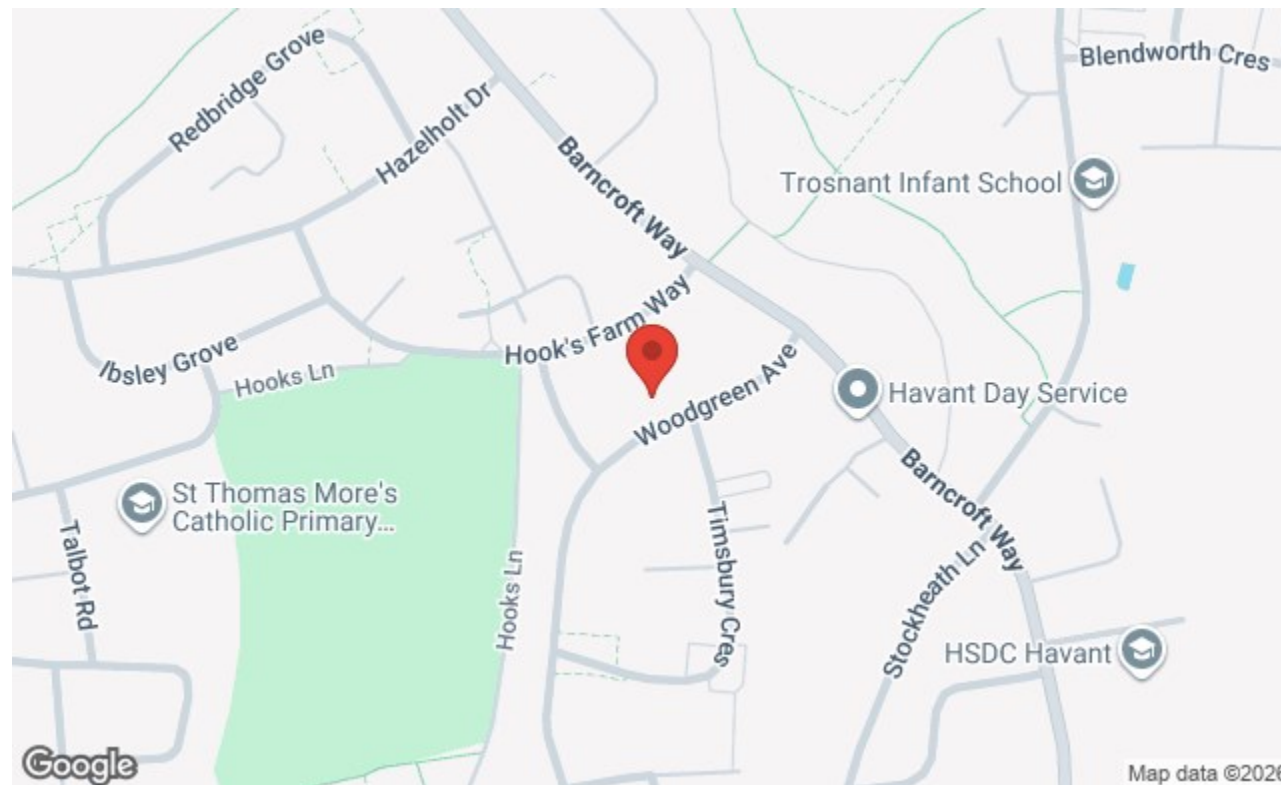


## Woodgreen Avenue, Havant, PO9

Approximate Area = 846 sq ft / 78.5 sq m  
Outbuilding = 50 sq ft / 4.6 sq m  
Total = 896 sq ft / 83.1 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). © nchecorn 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1480175



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



# Offers In Excess Of £270,000

## Woodgreen Avenue, Havant PO9 3EB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ MID TERRACE
- ❖ LIVING ROOM
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ GENEROUS GARDEN
- ❖ SHED
- ❖ CLOSE TO AMENTIES
- ❖ FIRST TIME BUY
- ❖ A MUST VIEW

Situated on the sought-after Woodgreen Avenue in Havant, this attractive three-bedroom terraced home offers an excellent combination of space, comfort, and convenience. Extending to approximately 896 sq ft, the property is ideal for families, first-time buyers, or those looking to settle in a well-connected residential area.

The ground floor features a bright and welcoming living room, providing the perfect setting for both everyday living and entertaining guests. The well-designed kitchen offers a practical layout with ample workspace and storage, making meal preparation both easy and enjoyable.

Upstairs, the property boasts three generously sized bedrooms, offering flexible accommodation for family members, guests, or a home office. The family bathroom is complemented by a separate WC, adding convenience for busy households.

Outside, the home benefits from a substantial rear garden, ideal for outdoor dining, gardening, children's play, or simply relaxing in the fresh air. A useful garden shed provides additional storage space for tools, bicycles, and outdoor equipment.

Ample parking is available nearby, ensuring convenience for both residents and visitors.

Offering comfortable living accommodation, excellent outdoor space, and a desirable location, this charming home presents a fantastic opportunity for buyers seeking a property in the heart of Havant. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

## Call today to arrange a viewing

### 02392 482147

[www.bernardsestates.co.uk](http://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

## LIVING ROOM

13'11" x 11'5" (4.25 x 3.49)

## KITCHEN

17'8" x 7'5" (5.41 x 2.28)

## BEDROOM ONE

13'11" x 10'5" (4.26 x 3.19)

## BEDROOM TWO

11'6" x 7'1" (3.51 x 2.16)

## BEDROOM THREE

9'11" x 6'10" (3.03 x 2.10)

## SHED

7'10" x 6'4" (2.39 x 1.94)



| 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                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     | 74      | 80        |
| England & Wales                             |         |           |



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