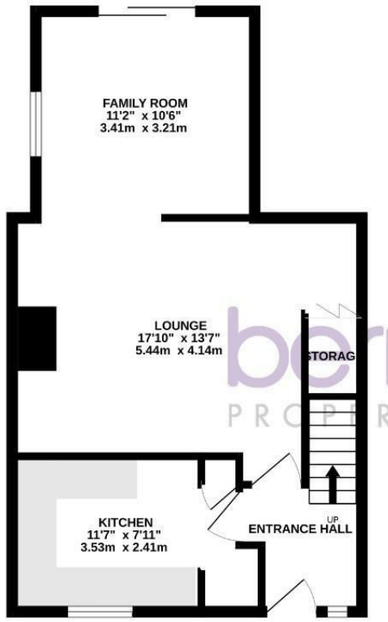
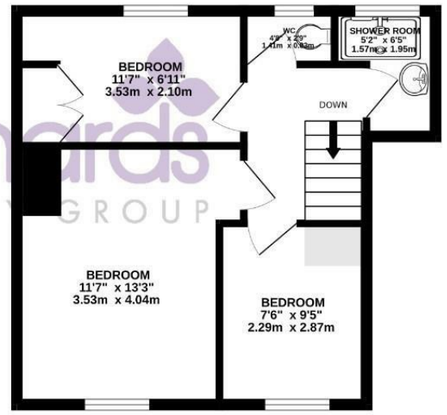
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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

Asking Price £250,000

Redlynch Close, Havant PO9 2LN

bernards THE ESTATE AGENTS

3 1 1

HIGHLIGHTS

- CHAIN FREE
- THREE BEDROOMS
- TERRACED HOME
- CUL-DE-SAC
- IDEAL FIRST TIME BUY
- POTENTIAL TO IMPROVE
- SOUTH FACING GARDEN
- FRONT GARDEN
- SOLAR PANELS
- CALL TO VIEW

** CHAIN FREE HOME **

Located in a quiet cul-de-sac on Redlynch Close, this three-bedroom terraced home offers a fantastic opportunity for first-time buyers or anyone looking for a property they can make their own. Offered with no forward chain, it combines generous living space with plenty of potential to update and personalise.

The accommodation begins with a welcoming entrance hall, leading through to the kitchen at the front of the property. To the rear, the spacious lounge provides a comfortable place to relax, while the additional family room offers valuable flexibility as a second reception room, dining room, playroom or home office.

Upstairs, there are three well-proportioned bedrooms, along with a shower room and separate WC, a practical layout for family living.

Outside, the south-facing rear garden enjoys plenty of sunshine throughout the day, making it an ideal space for entertaining, gardening or simply unwinding. A good-sized front garden adds to the property's appeal and provides an attractive approach.

The property offers excellent scope for modernisation, giving the next owner the chance to add value and create a home to suit their own style and needs.

Redlynch Close is conveniently positioned for everyday living, with local shops, schools and bus routes all within easy reach. Havant town centre is just a short distance away, offering a wide range of shops, cafés and restaurants, while Havant railway station provides direct links to Portsmouth, Chichester and London Waterloo. For those who enjoy being outdoors, Langstone Harbour and Hayling Island's seafront are both nearby, offering scenic coastal walks and waterside activities.

With spacious accommodation, a sought-after location and no forward chain, this is a home with plenty to offer both now and in the future.

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

PROPERTY INFORMATION

LOUNGE
17'10" x 13'6" (5.44 x 4.14)

FAMILY ROOM
11'2" x 10'6" (3.41 x 3.21)

KITCHEN
11'6" x 7'10" (3.53 x 2.41)

BEDROOM
11'6" x 13'3" (3.53 x 4.04)

BEDROOM
11'6" x 6'10" (3.53 x 2.10)

BEDROOM
7'6" x 9'4" (2.29 x 2.87)

SHOWER ROOM
5'1" x 6'4" (1.57 x 1.95)

WC
4'7" x 2'8" (1.41 x 0.82)

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

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.

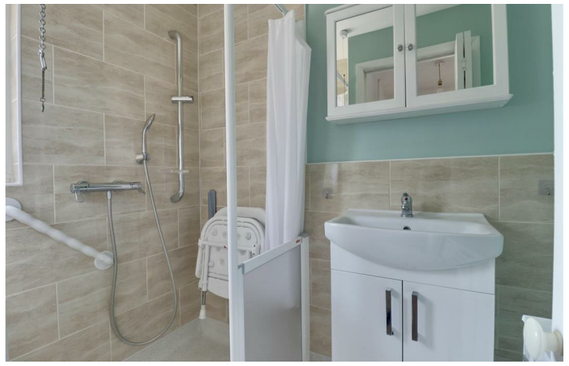
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

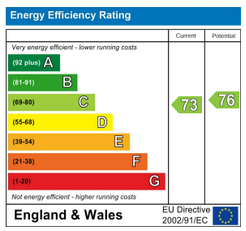
OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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
Freehold





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