

Guide Price £230,000

Middle Park Way, Havant PO9 4NG



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ EXTENDED
- ❖ IDEAL FIRST TIME BUY
- ❖ TERRACED HOME
- ❖ REAR AND SIDE ACCESS
- ❖ LOW MAINTENANCE GARDEN
- ❖ INVESTMENT OPPORTUNITY
- ❖ RECENTLY REDECORATED
- ❖ ENTRANCE PORCH
- ❖ CALL TO VIEW

A superb opportunity to acquire this well-presented and extended three-bedroom mid-terrace home, conveniently situated in Leigh Park, within easy reach of Havant town centre, local amenities, schools and transport links.

The ground floor offers bright and spacious accommodation, featuring a generous living room with a bay window that fills the space with natural light. To the rear, the fitted kitchen flows seamlessly into the extended dining area, creating a versatile family space ideal for both everyday living and entertaining. Subject to any necessary consents, there is excellent potential to create a stunning open-plan kitchen/dining room.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for families, first-time buyers and investors alike.

The home further benefits from recently installed double glazing throughout, gas central heating, and a newly replaced roof, offering buyers added peace of mind and reducing future maintenance costs.

Early viewing is highly recommended to fully appreciate the space, condition and potential this fantastic home has to offer.

Call today to arrange a viewing  
02392 482147  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## PORCH

## LOUNGE

14'4" x 11'3" (4.38 x 3.45)

## KITCHEN

17'7" x 7'0" (5.38 x 2.15)

## DINING ROOM

13'3" x 10'5" (4.04 x 3.18)

## BEDROOM

12'9" x 11'10" (3.90 x 3.63)

## BEDROOM

8'11" x 8'9" (2.72 x 2.67)

## BEDROOM

8'9" x 8'4" (2.67 x 2.55)

## BATHROOM

8'8" x 5'1" (2.65 x 1.57)

## 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

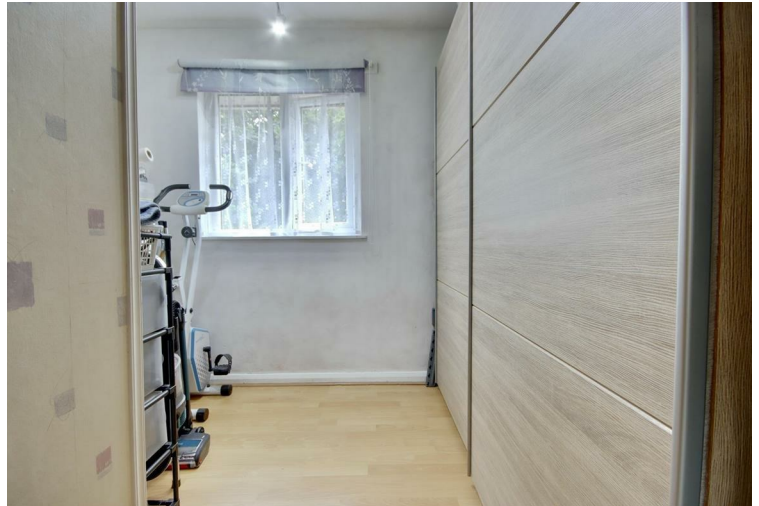
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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

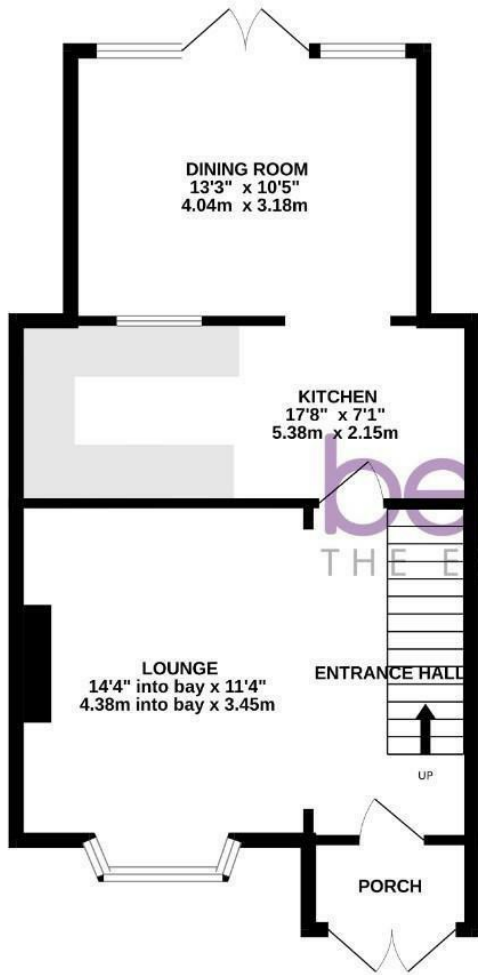
Freehold



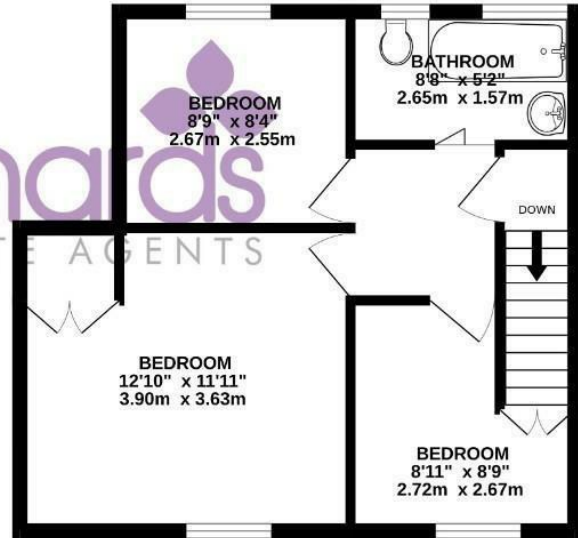
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	85
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

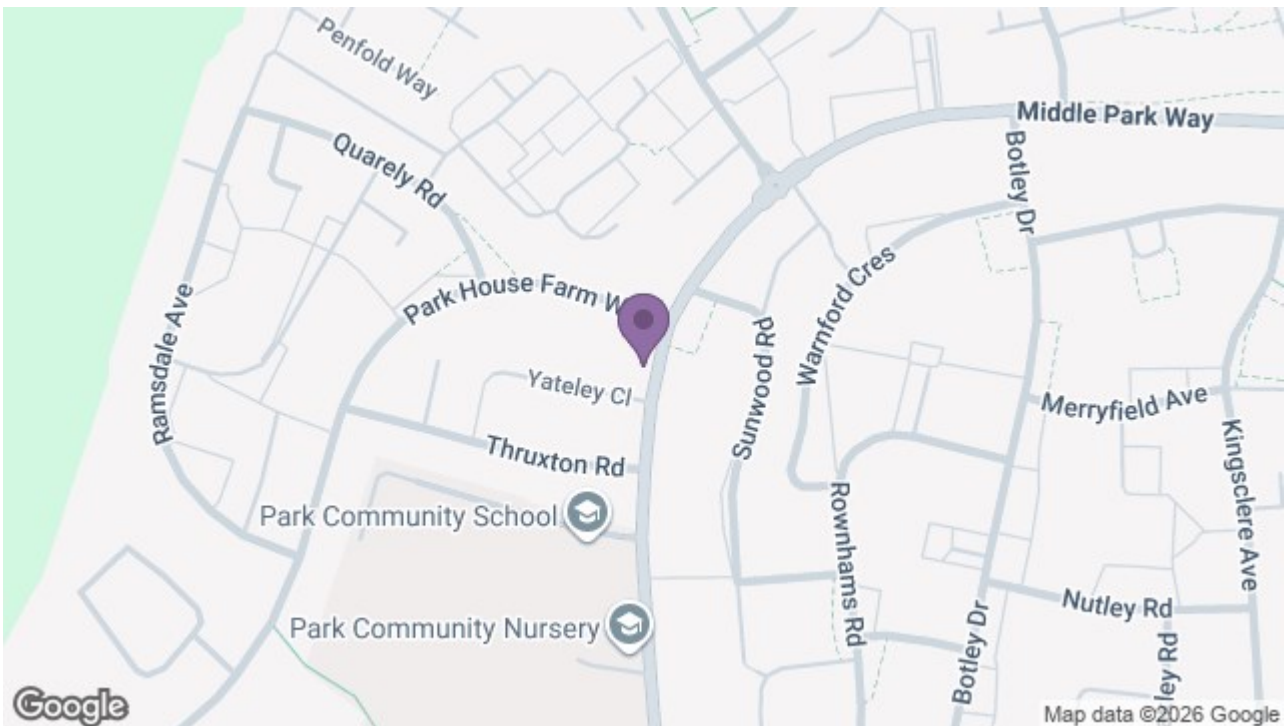


1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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