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

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

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 £300,000

Redwood Grove, Havant PO9 5TN

bernards
THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- THREE BEDROOM
- END TERRACE
- LOUNGE
- KITHCEN
- DINING ROOM
- BATHROOM
- GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN
- A MUST VIEW

Redwood Grove, Havant, this delightful end-terrace house offers a perfect blend of comfort and convenience. Built in 1996, the property spans an inviting 678 square feet and features three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two spacious reception rooms that provide ample room for relaxation and entertaining. The lounge is perfect for unwinding after a long day, while the kitchen dining room offers a warm and inviting space for family meals and gatherings. The well-appointed bathroom ensures that all your needs are met.

One of the standout features of this property is the generous garden, which provides a lovely outdoor space for children to play or for hosting summer barbecues. In addition, the property benefits from a useful plot of land to the side, offering excellent potential for additional parking, subject to any necessary permissions. The existing off-road parking for two vehicles further adds to the convenience of this home, making it easy for you and your guests to come and go.

Situated in a quiet location, this property is free from any forward chain, allowing for a smooth and hassle-free purchase. With its appealing features, development potential, and prime location, this three-bedroom end-terrace house is a must-view for anyone looking to settle in Havant. Don't miss the opportunity to make this charming property your new home.

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)

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

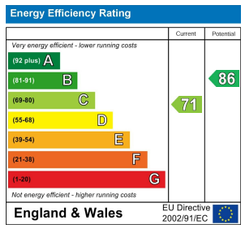
DINING ROOM
7'8" x 9'2" (2.34 x 2.81)

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

BEDROOM TWO
8'4" x 11'9" (2.55 x 3.59)

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

BATHROOM
6'9" x 5'11" (2.06 x 1.82)



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