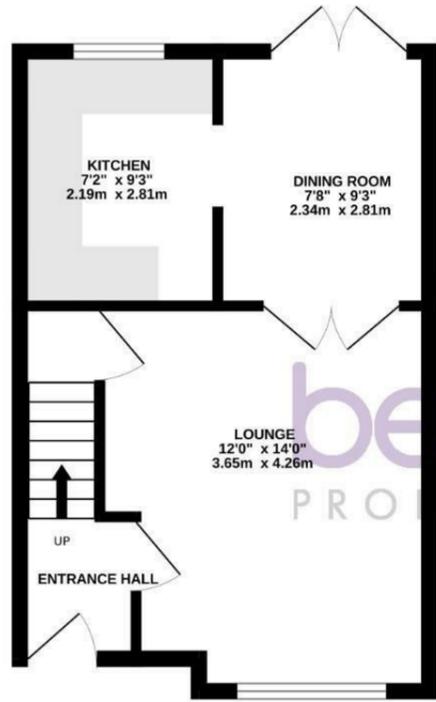
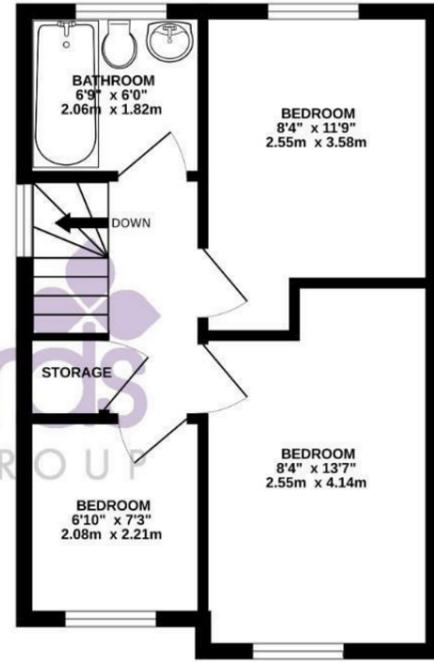


GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



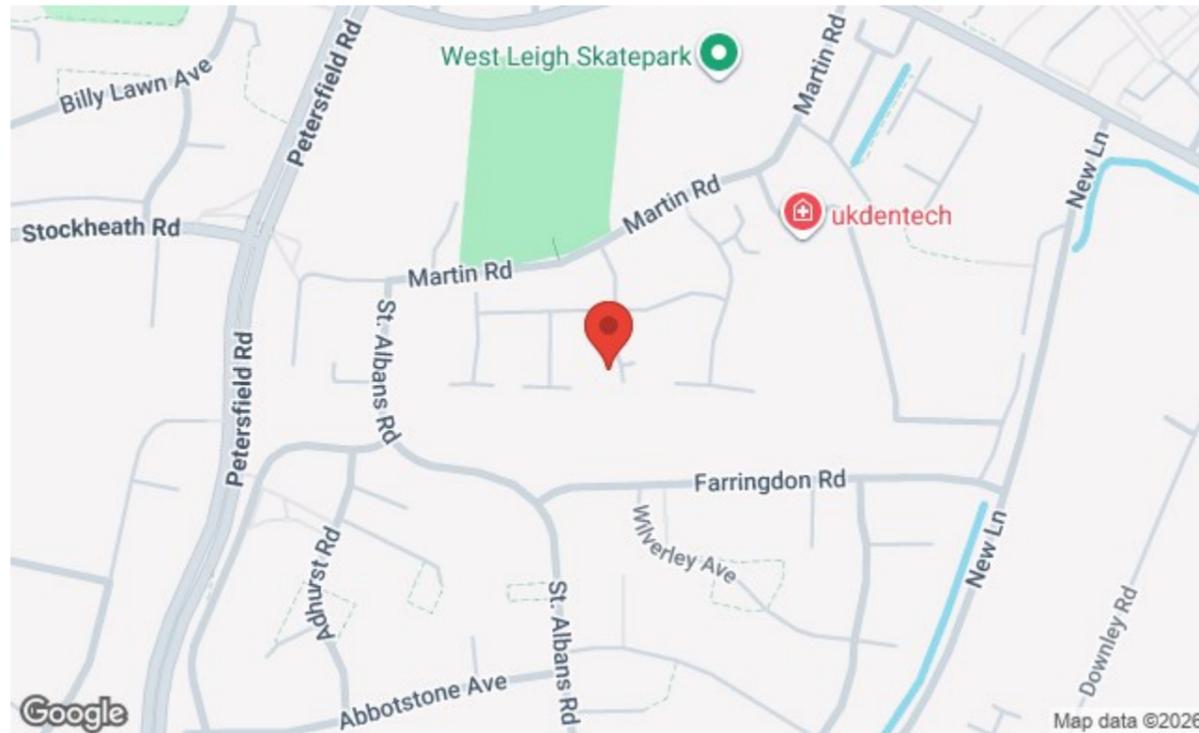
1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



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



Guide Price £300,000

Douglas Gardens, Havant PO9 5TG

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ END OF TERRACE
- ❖ CHAIN FREE
- ❖ THREE BEDROOMS
- ❖ NEW CARPETS
- ❖ FRESHLY PAINTED
- ❖ PARKING
- ❖ CUL-DE-SAC
- ❖ GREAT FAMILY HOME
- ❖ TWO RECEPTION ROOMS
- ❖ CALL NOW TO VIEW

Nestled in the charming area of Douglas Gardens, Havant, this delightful end-of-terrace house offers a perfect blend of comfort and convenience. Built in the 1990's, the property is ideal for families or those seeking a spacious home.

Upon entering, you are welcomed by a bright entrance hall that leads seamlessly into a generous lounge, perfect for relaxation or entertaining guests. The lounge flows effortlessly into a dining area, creating an inviting space for family meals and gatherings. The kitchen, conveniently open to the diner through an elegant archway, enhances the sociable atmosphere of the home.

The first floor boasts three well-proportioned

bedrooms, providing ample space for rest and privacy. A family bathroom completes this level, ensuring that all essential amenities are within easy reach.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase. The garden, laid to lawn, offers a tranquil outdoor space for children to play or for hosting summer barbecues. Additionally, the rear access adds practicality for those with gardening tools or outdoor equipment.

With parking available and situated in a desirable location, this end-of-terrace house is a wonderful opportunity for anyone looking to settle in Havant. Don't miss the chance to make this lovely property your new home.

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



# PROPERTY INFORMATION

## ENTRANCE HALL

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

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

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

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

**BEDROOM TWO**  
11'8" x 8'4" (3.58 x 2.55)

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

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

## 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

## HAVANT COUNCIL TAX BAND

Havant Borough Council:  
BAND C £1,875.88.

## 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!

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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