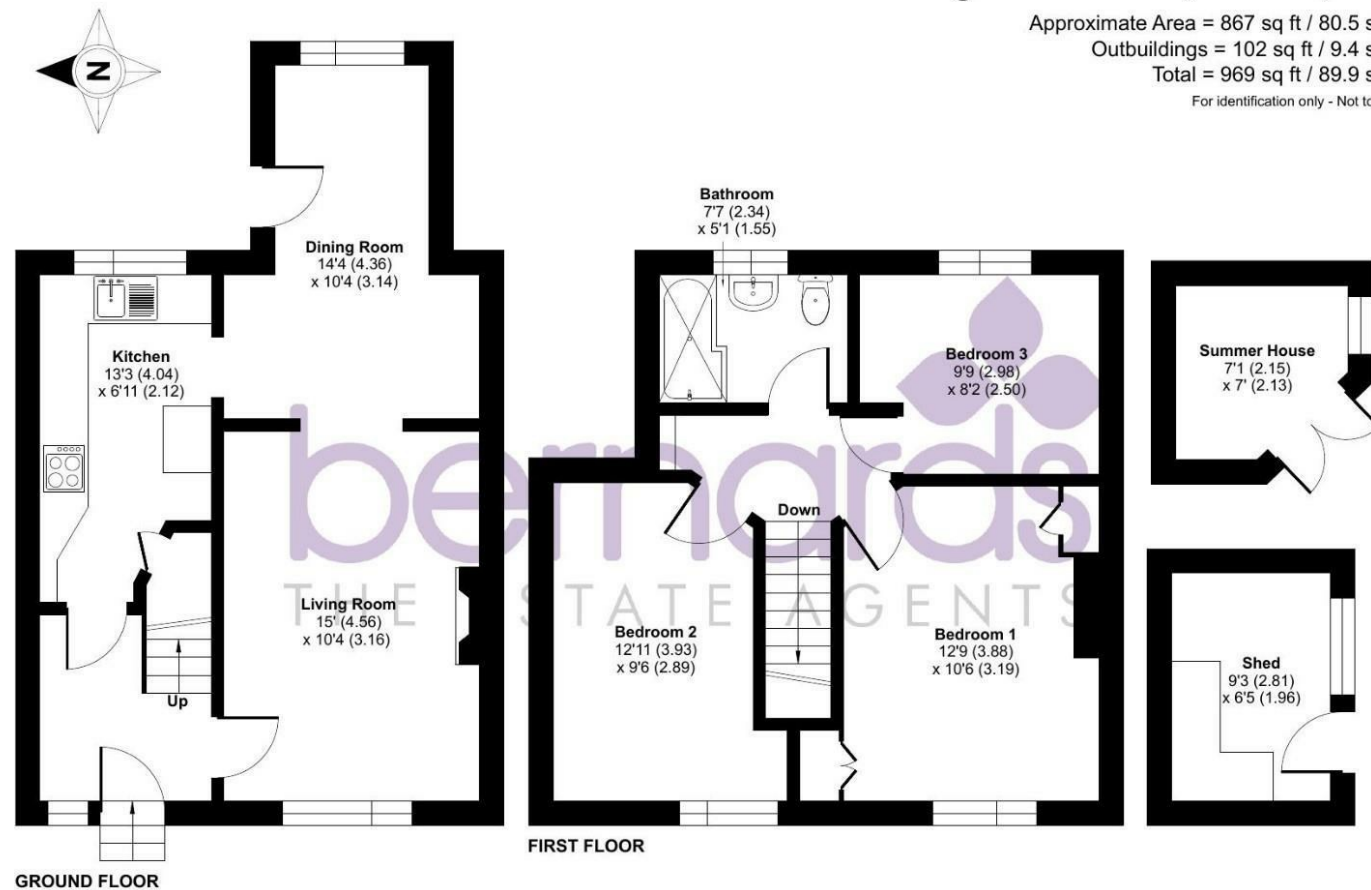


Woodgreen Avenue, Havant, PO9

Approximate Area = 867 sq ft / 80.5 sq m
Outbuildings = 102 sq ft / 9.4 sq m
Total = 969 sq ft / 89.9 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). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1535501



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



Offers In Excess Of £300,000

Woodgreen Avenue, Havant PO9 3EE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACE
- ❖ THREE BEDROOM
- ❖ LIVING ROOM
- ❖ KITCHEN
- ❖ DINING ROOM
- ❖ BATHROOM
- ❖ GENEROUS GARDEN
- ❖ OUTSIDE STORAGE
- ❖ FIRST TIME BUYER
- ❖ A MUST VIEW

Nestled on the charming Woodgreen Avenue in Havant, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 969 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a separate living room that provides a cosy retreat for relaxation. The kitchen and dining room are thoughtfully designed to create a welcoming atmosphere for family meals and entertaining guests. The layout ensures that the heart of the home is both functional and inviting.

The property boasts a well-appointed

bathroom, catering to the needs of modern living. Outside, you will find a generous garden, complete with a shed and a charming summer house, perfect for enjoying the warmer months or pursuing hobbies. Additionally, the off-road parking accommodates up to two vehicles, providing convenience and peace of mind.

This home is not just a property; it is a lifestyle choice, situated in a friendly neighbourhood with easy access to local amenities and transport links. With its appealing features and ample space, this mid-terrace house is truly a must-view for anyone looking to settle in Havant. Don't miss the opportunity to make this lovely house 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 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

14'11" x 10'4" (4.56 x 3.16)

KITCHEN

13'3" x 6'11" (4.04 x 2.12)

DINING ROOM

14'3" x 10'3" (4.36 x 3.14)

BEDROOM ONE

12'8" x 10'5" (3.88 x 3.19)

BEDROOM TWO

12'10" x 9'5" (3.93 x 2.89)

BEDROOM THREE

9'9" x 8'2" (2.98 x 2.50)

BATHROOM

7'8" x 5'1" (2.34 x 1.55)

SUMMER HOUSE

7'0" x 6'11" (2.15 x 2.13)

SHED

9'2" x 6'5" (2.81 x 1.96)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82 plus) A		85
(61-81) B		
(55-60) C		
(49-54) D		
(43-48) E		
(39-44) F		
(35-38) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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