ROK MARSH

# 1 Broxhead Road

, Havant, PO9 5LA

## Guide price £260,000

Located in the quieter area of Havant by Staunton Country Park, this corner plot semi-detached house presents a wonderful opportunity for those looking to create their dream home with potential to extend. This property boasts a solid structure, although it is in need of renovation, allowing you to personalise the space to your taste.

The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office. The bathroom, while functional, offers the chance for modernisation to suit your preferences.

One of the standout features of this property is the generous driveway, accommodating two to three vehicles, which is a rare find in the area. Additionally, the private garden provides a tranquil outdoor space, ideal for relaxation or gardening enthusiasts.

Situated close to the picturesque Staunton Country Park, residents can enjoy the beauty of nature right on their doorstep, making it an excellent location for outdoor activities and leisurely strolls. With no forward chain, this property is ready for a new owner to take the next step in its journey.

This semi-detached house on Broxhead Road is a fantastic opportunity for those willing to invest in a renovation project, transforming it into a beautiful family home in a desirable location. Don't miss your chance to make this property your own.

- **NO FORWARD CHAIN**
- Driveway for offroad parking
- Private rear & side garden
- Well proportioned rooms
- Feature fireplace
- In need of renovation with potential to extend
- Good energy rating
- Structurally sound corner plot
- Easy reach of local schools, shops & amenities
- Pleasant walks through Staunton Country Park

Viewing:

Please contact our ROK Marsh Office on 02393233267
if you wish to arrange a viewing appointment for this property or require further information.

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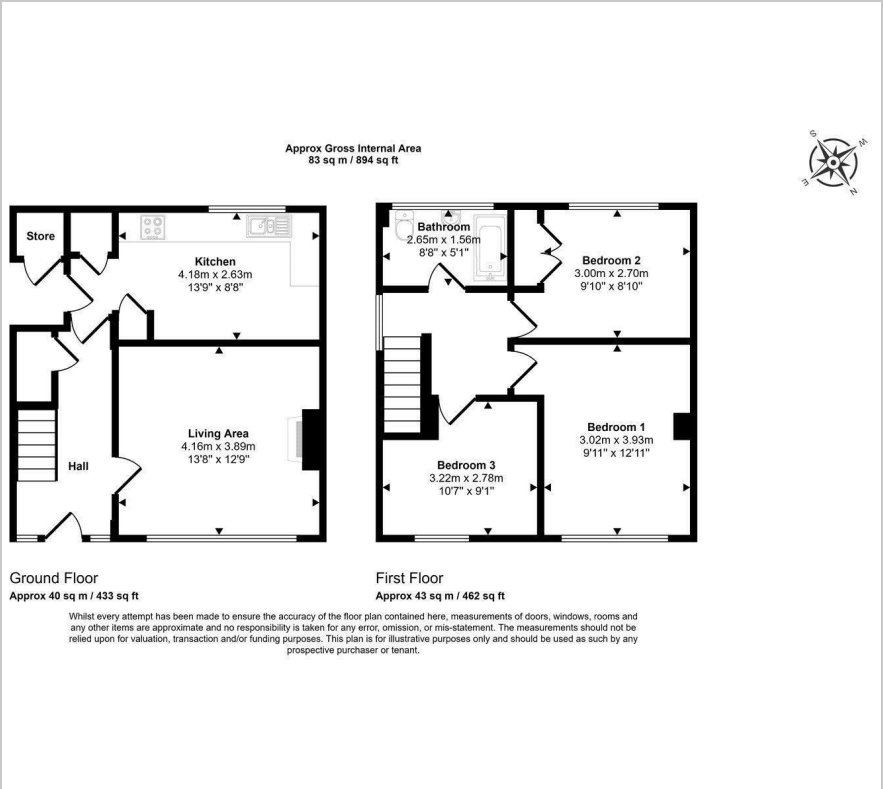
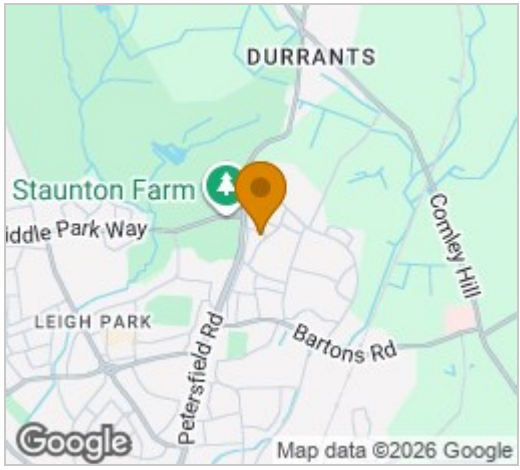
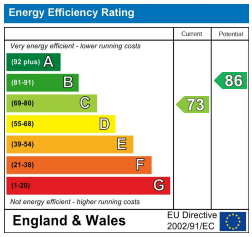
## Floor Plan

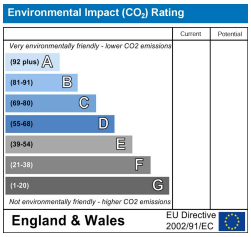


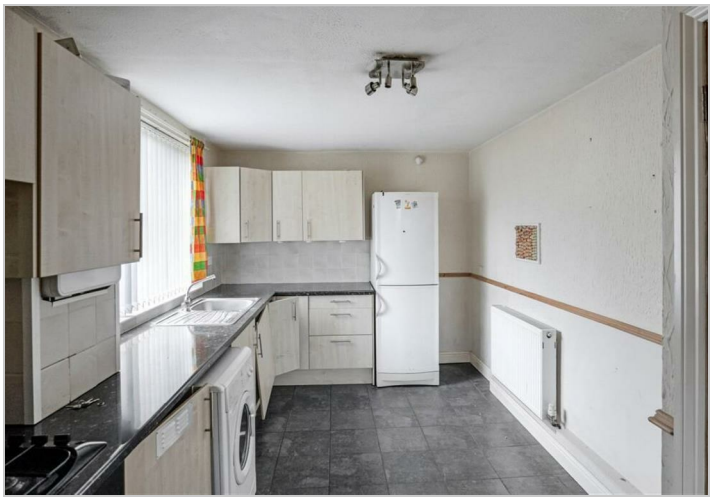

## Area Map




## Energy Efficiency Graph





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