



3 Exbury Road, Havant | PO9 5JA | £229,995

GEOFF **FOOT**
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Internal viewing is highly recommended for this refurbished 3 Bedroom Terraced house in North Havant close to local schools and Staunton Country Park, convenient to A3 for road and rail links for commuting. The property has been recently refurbished throughout offering good accommodation for first time buyers, family or investment, having a newly fitted Kitchen and Bathroom suite, double glazing and is, in our opinion, tastefully finished to a high standard. The property benefits from a spacious Lounge leading out onto a south facing enclosed rear garden with paved patio, lawn & brick built storage shed.

There is no forward chain!

- **3 bedroom terraced House in North Havant.**
- **Refurbished throughout to a high standard.**
- **Newly fitted Kitchen and Bathroom suite.**
- **UPVC double glazing & gas heating system.**
- **Newly laid double driveway with drop kerb.**

- **Enclosed south facing rear garden with patio.**
- **Convenient for road links to A3 corridor for commuting.**
- **Ideal FTB's, family or Investment.**
- **Close to Staunton Country Park, shops and schools.**
- **Early viewing essential! No forward chain!**

Freehold | Council Tax Band: B

The accommodation comprises:

Covered entrance & light. Upvc double glazed door door and side lights. –

Entrance Hallway –

Radiator. Wall thermostat. Staircase rising to first floor.

Lounge – 14' 8" x 12' 2" (4.47m x 3.71m)

Double radiator. Attractive laminate flooring. Upvc double glazed French doors to south facing rear garden. Door to

Rear Lobby –

Upvc double glazed door to garden. Deep under stairs recess for storage or for PC.

Kitchen – 11' 3" x 7' 8" (3.43m x 2.34m)

Light wood effect fronted range of wall and base cupboards and drawers fitted to 2 sides. Single drainer stainless steel sink unit and mixer tap set in work surface. Space and plumbing for automatic washing machine. Fitted 'Beko' 4-ring gas cooker with oven and grill. Double glazed window with fitted venetian blinds to front aspect. Adjacent work surface with wall, base cupboards and drawers. Space for under counter fridge & freezer. Tall larder cupboard housing electric meter and consumer unit. Built in cloaks cupboard housing 'Glow worm' gas boiler. Coats hanging space and storage. Laminate flooring. CO2 alarm

Stairs to Landing – Radiator. Access to loft space.

Bedroom 1 – 13' 2" x 10' 2" (4.01m x 3.10m)

Double glazed window with fitted venetian blinds to front elevation. Radiator.

Bedroom 2 – 11' 8" x 6' 10" (3.55m x 2.08m)

Radiator. Double glazed window with venetian blind to rear elevation. Built in wardrobe with cupboard over.

Bedroom 3 – Double glazed window to front elevation. Radiator.

Family Bathroom –

Newly fitted modern white suite comprising paneled bath with mixer tap, wall mounted over. Inset wash hand basin with mixer tap and cupboard below. Radiator. Laminate flooring. Upvc obscure double glazed window to rear elevation. Separate WC: Close coupled WC with push button flush. Laminate flooring. Obscure double glazed window to rear aspect.

Outside –

Front: Raised shingle laid double driveway offering ample off road parking with easy access via added drop kerb. Fenced side boundaries. Paved steps and walkway through to shared side alley way with pedestrian gate to: South facing Rear Garden: Paved patio area leading to lawn. Upvc door to brick built store. Metal storage shed. Fence enclosed.



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



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TO GO HERE*

