
Jeffries & Dibbens
estate and letting agents
£400,000
Mulberry Walk
Havant, PO9 3FH

PROPERTY SUMMARY

We're pleased to be able to present to the market this beautifully presented three bedroom, semi detached family home which resides on the newly built Harbour Place development. The accommodation consist of a spacious hallway, a bright and airy lounge, a modern kitchen/diner and a downstairs WC. Ascending the stairs to the first floor you will a family bathroom and three good size bedrooms, of which the master bedroom boasts ensuite facilities. A particular selling point of this property is the landscaped rear garden, with two patio areas with a connecting path and artificial lawn. Other benefits include off road parking and the remaining NHBC warrantee. To arrange your viewing contact our Drayton Office today!

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EXTERNALLY The property benefits from both front and side gardens which are laid to lawn while a gate provides access to a landscaped rear garden. Off road parking is also available for two cars.

FRONT DOOR TO PROPERTY

HALLWAY Large storage cupboard, doors to;

LOUNGE 15' 6" x 10' 8" (4.72m x 3.25m)

KITCHEN/DINER 15' 3" x 8' 10" (4.65m x 2.69m)

DOWNSTAIRS WC 6' 1" x 3' 1" (1.85m x 0.94m)

FIRST FLOOR LANDING

BEDROOM ONE 10' 10" x 10' 5" (3.3m x 3.18m) Door to ensuite.

ENSUITE 4' 10" x 4' 8" (1.47m x 1.42m)

BEDROOM TWO 9' 9 to front of wardrobes" x 8' 9" (2.97m x 2.67m)

BEDROOM THREE 8' 10" x 6' 4" (2.69m x 1.93m)

FAMILY BATHROOM 6' 11" x 5' 7" (2.11m x 1.7m)

REAR GARDEN A beautifully landscaped rear garden with two patio seating areas and artificial lawn, a gate provides access to the front of the property.

AGENTS NOTE Please be aware that there is an estate maintenance charge payable for this property of approx. £250 per annum, please contact us for further details.

GROUND FLOOR

1ST FLOOR



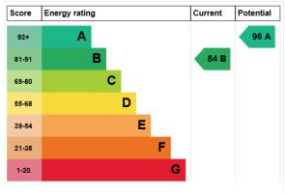
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Jeffries & Dibbens estate and letting agents

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