





Bitterne Close, Havant PO9 5EN

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welcome to

Bitterne Close, Havant

Two bedroom end terrace house with lounge, kitchen, dining area and upstairs bathroom. Off road parking, private garden and an additional potential loft room.

Lounge
Double glazed window to front aspect. UPVC door to front. Carpet flooring, radiator, fireplace with hearth and mantel over. Stairs leading to first floor with under stair storage cupboard. Through to breakfast area.

Breakfast Area
Double glazed French doors leading to rear garden. Laminate flooring, radiator, space for table and chairs. Through to kitchen.

Kitchen
Double glazed window to rear aspect. Range of wall and base cupboards and drawers with work surface over, incorporating sink unit with mixer tap over. Built-in low level oven, gas hob with extractor hood over. Space for washing machine, dishwasher and fridge/freezer.

First Floor Landing
Double glazed window to side aspect. Carpet flooring. Doors to:

Bedroom One
Double glazed window to front aspect. Carpet flooring, radiator. Door to stairs to attic.

Bedroom Two
Double glazed window to rear aspect. Carpet flooring, radiator, two built-in cupboards.

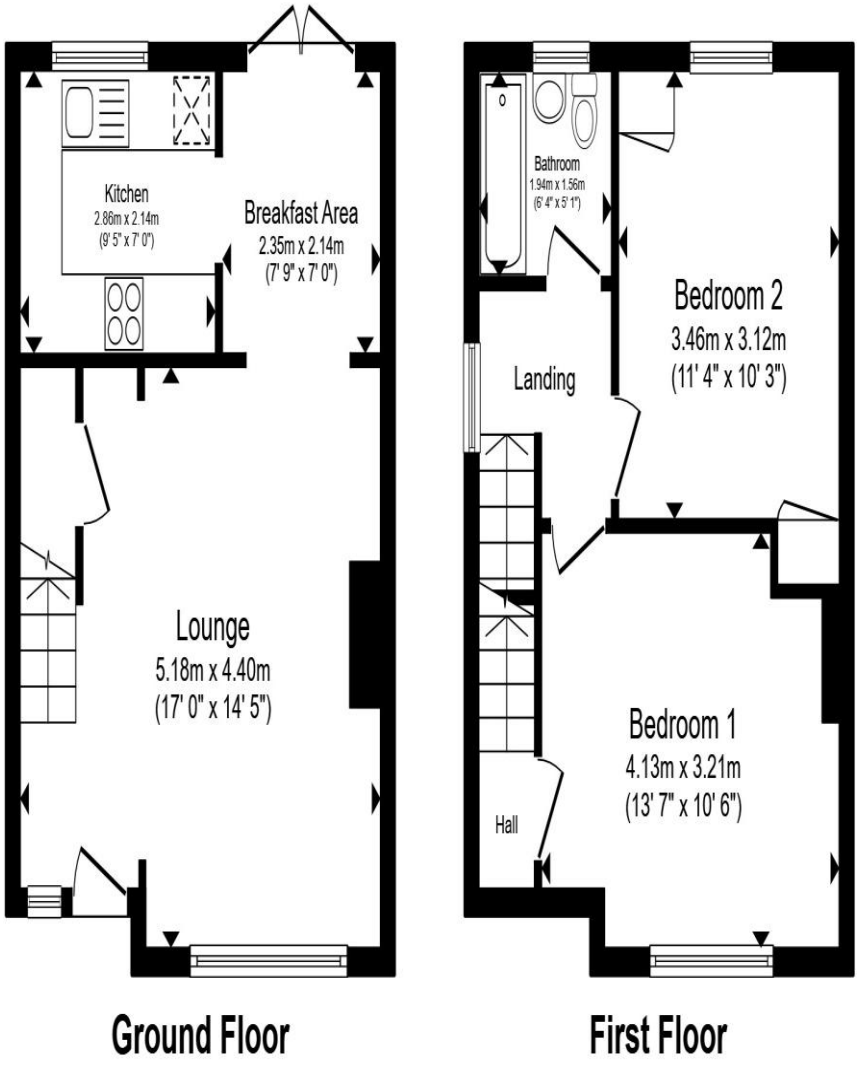
Bathroom
Double glazed window to rear aspect. Panel enclosed bath with shower over, pedestal wash hand basin and low level WC. Fully tiled walls.

Outside

Front
Tarmac driveway providing off road parking. Pedestrian access to rear garden.

Rear Garden
Enclosed by panel fencing with patio area and steps up to lawn.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 67.2 m² (723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Bitterne Close,

Havant

- Two Bedroom End of Terrace
- Upstairs Bathroom
- Loft Room
- Private Garden
- Off Road Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: B



£250,000

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The Property Ombudsman

Property Ref:
WLV109772 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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