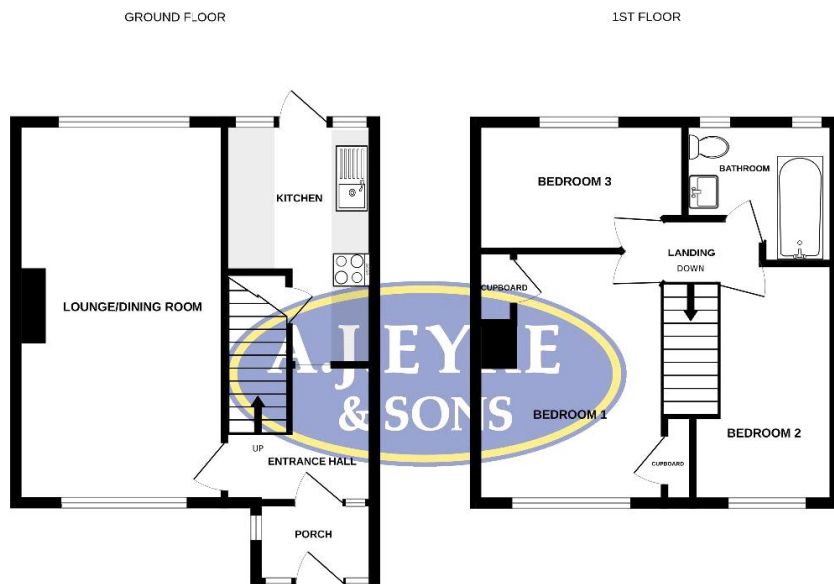


Offers Over £280,000

A.J.EYRE
& SONS



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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Owslebury Grove, Havant, PO9 5HR

SIGNIFICANTLY IMPROVED AND READY TO MOVE INTO. THREE BEDROOM TERRACE HOUSE in Havant. Accommodation boasting modern refitted kitchen, modern bathroom suite, lounge / dining room, double glazing, newly installed boiler, ample off road parking, good access to local amenities and facilities.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Entrance Porch

Double glazed front door, double glazed windows to front and side aspects, laminate wood effect flooring, radiator, internal door to entrance hall.

Entrance Hall

Stairs to the first floor, radiator, smoothed ceiling, laminate wood effect flooring.

Kitchen

W: 7' 11" x L: 12' 9" (W: 2.41m x L: 3.9m)

Modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit, electric hob with extractor canopy over and oven below, space and plumbing for washing machine, integrated dishwasher and fridge / freezer, smoothed ceiling with pin spot downlighting, double glazed window and door to rear aspect / garden, understairs storage cupboard housing wall mounted fuse board.

Lounge / Dining Room

W: 11' x L: 20' 5" (W: 3.35m x L: 6.23m)

Double glazed windows to front and rear aspects, two radiators, coved and smoothed ceiling with pin spot downlighting.

FIRST FLOOR

Landing, smoothed ceiling and access to loft area.

Bedroom One

W: 11' 1" x L: 13' 3" (W: 3.37m x L: 4.04m)

Double glazed window to front aspect, radiator, two storage cupboards one housing wall mounted boiler for central heating, smoothed ceiling with pin spot downlighting.

Bedroom Two

W: 9' x L: 13' 2" (W: 2.74m x L: 4.01m)

Double glazed window to front aspect, radiator, smoothed ceiling, recess area with shelving.

Bedroom Three

W: 11' x L: 6' 11" (W: 3.36m x L: 2.12m)

Double glazed window to rear aspect, radiator, smoothed ceiling.

Bathroom

Modern suite comprising panelled bath with mixer tap, wall mounted shower and shower screen, close coupled low level wc, wash hand basin set in vanity unit, ladder style radiator, tiled flooring and to principle areas, two double glazed obscured windows to rear aspect, smoothed and coved ceiling with pin spot downlighting.

OUTSIDE

The gravelled frontage boasts ample off road parking and wall mounted vehicular charging point. Covered side access leads to the rear garden boasting extensive patio / seating area with the remainder mainly laid with lawn, tended borders, panelled fencing complement the side and rear boundaries, brick built storage shed and gated side access.

