

£280,000

20 Selborne Avenue

Havant, PO9 4PX

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom family home benefits from off road parking and offers ample potential to modernise. With a porch to front, there is a spacious lounge with bay window, fitted kitchen and conservatory, with the first floor landing leading to three well proportioned bedrooms and a shower room. Conveniently located close to school, shops and transport links, this house is a must see. Contact us today to arrange your viewing.

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PORCH

LOUNGE 18' 5" x 15' 3" (5.61m x 4.65m)

KITCHEN 18' 5" x 7' 9" (5.61m x 2.36m)

CONSERVATORY 12' 6" x 11' (3.81m x 3.35m)

LANDING

BEDROOM ONE 11' 11" x 11' 8" (3.63m x 3.56m)

BEDROOM TWO 11' 8" x 9' 3" (3.56m x 2.82m)

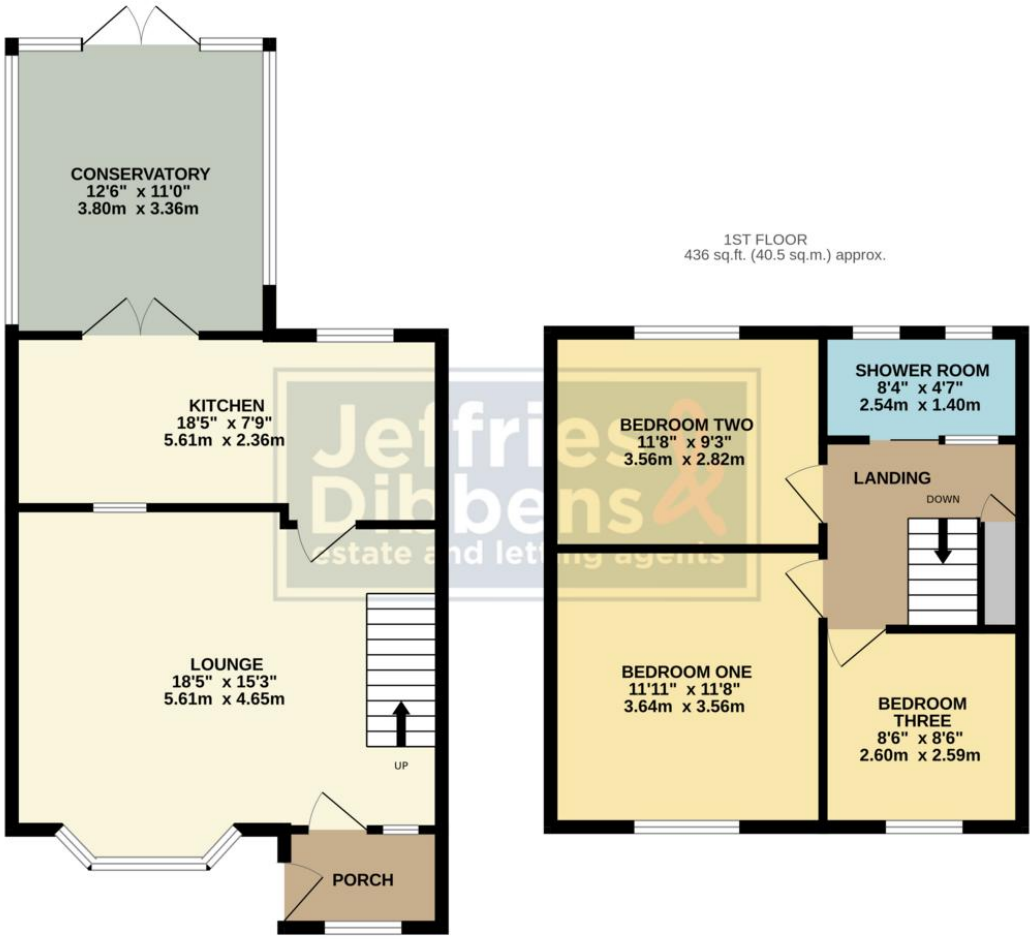
BEDROOM THREE 8' 6" x 8' 6" (2.59m x 2.59m)

SHOWER ROOM 8' 4" x 4' 7" (2.54m x 1.4m)

STORE SHED 8' 3" x 6' 8" (2.51m x 2.03m)

GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.

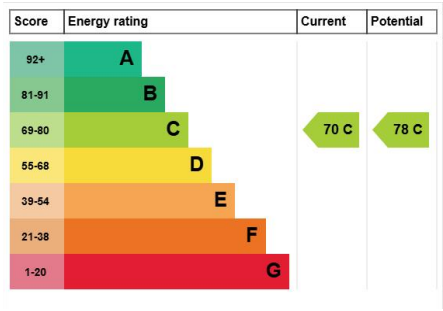
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

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