

£235,000
6 Faber Close
Havant, PO9 5TW

PROPERTY SUMMARY

This two double bedroom mid-terraced house is nicely situated at the end of a residential cul-de-sac and would be an ideal purchase for a First Time Buyer, small family, or any buyer looking for a pleasant and convenient location. The fitted kitchen-diner includes built-in appliances including dishwasher. On the first floor both bedrooms are generously sized doubles, offering comfortable accommodation. Outside, the property benefits from a south-facing private rear garden with rear access, patio area, lawn and a shed. Two allocated off-road parking spaces are located at the front. Offered with no onward chain, this home provides an excellent opportunity for buyers seeking a ready to move into property with modern touches, outdoor space and convenient parking.

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PORCH

LOUNGE 13' 3" x 12' 3" (4.04m x 3.73m)

DINING ROOM 9' 9" x 6' 3" (2.97m x 1.91m)

KITCHEN 9' 9" x 6' 10" (2.97m x 2.08m)

LANDING

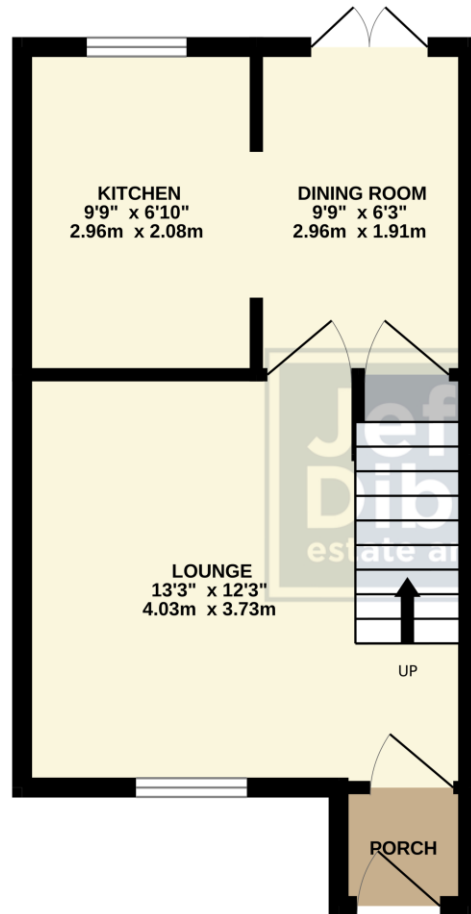
BEDROOM ONE 13' 3" x 8' 4" (4.04m x 2.54m)

BEDROOM TWO 13' 3" x 7' 5" (4.04m x 2.26m)

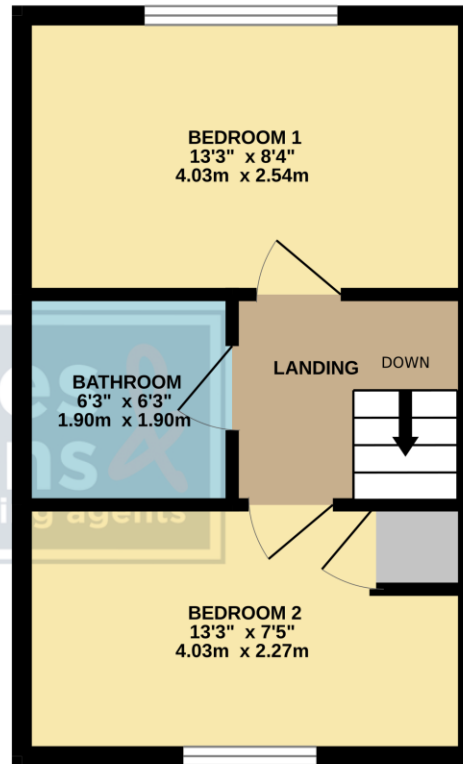
BATHROOM 6' 4" x 6' 3" (1.93m x 1.91m)



GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk