



**226 Parkhouse Farm Way, Havant,
Hampshire, PO9 4DT**

Chapplins

Estate and Letting Agents



226 Parkhouse Farm Way, Havant, Hampshire, PO9 4DT

Asking Price £275,000

A semi-detached family house set close to a range of local shops, a supermarket and excellent transport links. The property features a modern kitchen and bathroom, three good size bedrooms, south facing rear garden, and is offered with no forward chain.

This semi-detached house is well-located for easy access to the local shopping facilities and amenities of the Greywell Shopping Centre, including a Lidl, pharmacy, gym and a Costa Coffee. Bus services are close by and Havant's mainline train station about 1 mile away, which provides service along the south coast and direct to London Waterloo. This property benefits from gas central heating, double glazing and has potential for off road parking subject to gaining relevant consents.



On entering the property, an entrance hall gives access to the lounge and the stairs. The lounge is the full length of the property and benefits from being dual aspect with a window overlooking the front of the property and patio doors out to the garden. Off the lounge is the kitchen. The kitchen was updated by the current owners around 2 years ago. The kitchen has an array of wall and base fitted units with integrated induction hob, electric oven, washer/dryer, under counter fridge and freezer. There is also a door which leads out to the garden.

To the first floor there are three well-proportioned bedrooms. The two larger bedrooms look out over the back garden, with the third bedroom looking out to the front of the property. The shower room suite comprises of corner shower, wash basin and toilet.

Outside, the front garden is enclosed by a low level fence, with a patio area which leads to the front door and down the side of the property. The back garden has a patio area adjacent to the property with brick built raised planters leading into shingle. The garden back garden benefits from being south facing and also has a brick built shed.



GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER- 6.19m (20'4") x 3.47m (11'5")

KITCHEN- 3.55m (11'8") x 2.82m (9'3")

FIRST FLOOR

BEDROOM 1- 3.55m (11'8") max x 3.47m (11'5") max

BEDROOM 2- 3.55m (11'8") x 2.82m (9'3")

BEDROOM 3- 2.54m (8'4") max x 2.51m (8'3") max

SHOWER ROOM

Council Tax Band: B

Energy Rating: To be confirmed

Tenure: Freehold



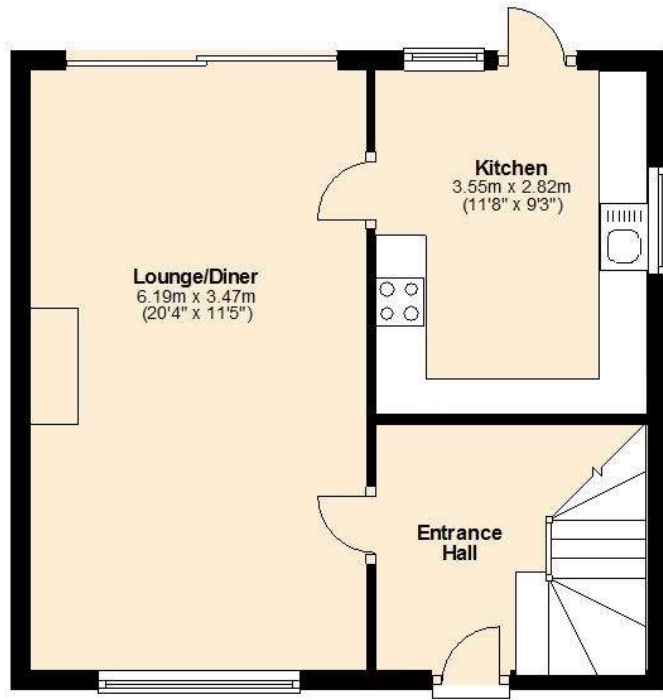
This Floor Plan is not to scale and is designed to give an indication of the general layout and flow of accommodation. Purchasers must not rely on this plan as a basis for ordering carpets, furniture or any other fittings.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitors and /or Surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

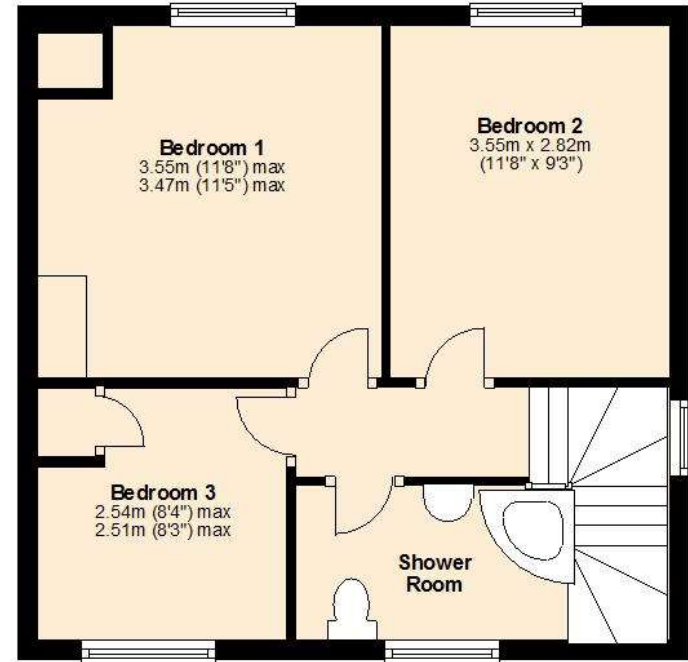
Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



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