



43 Western Road, Havant,
Hampshire, PO9 1NJ

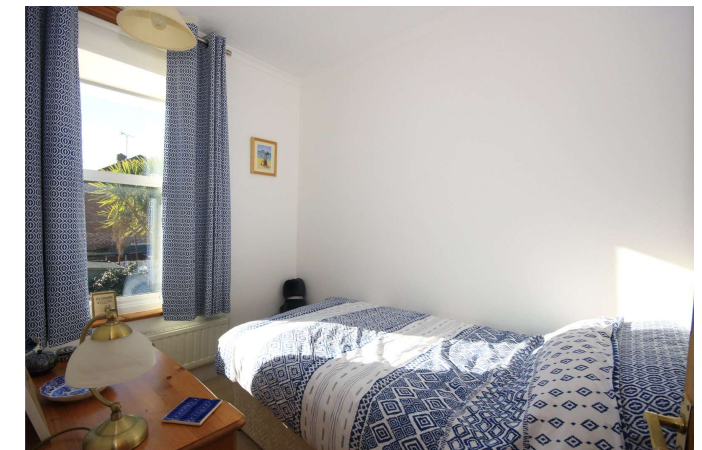
Chapplins
Estate and Letting Agents



**43 Western Road, Havant,
Hampshire, PO9 1NJ**
Asking Price £270,000

A truly delightful period terrace cottage located close to Havant town centre and excellent transport links. This beautifully presented property features two reception rooms, attractive kitchen and bathroom, three bedrooms, upstairs toilet and south facing garden. Viewing highly recommend.

This most attractive period cottage is located within easy reach of the shopping facilities and amenities of Havant town centre, as well as the bus station and mainline train station which services London Waterloo. This property offers modern features such as gas central heating, double glazing, as well as an attractive kitchen. A viewing of this property is highly recommended to appreciate the quality it offers.



On entering the property a porch gives you access to the lounge. This cosy room features a decorative fire place and bay window. A door leads through to a great size dining room which is open plan to the kitchen. The kitchen comprise of a range of modern cream floor and wall units with wooden worktop. Leading on from the kitchen there is a down stairs bathroom, with bath, wash basin and toilet.

To the first floor, there are three bedrooms. The master bedroom is a fantastic size and overlooks the front of the property with built in wardrobes. The second bedroom is a good size double and the third bedroom is a single. There is also a further toilet.

Outside, the back garden is low maintenance with the majority of the garden being paved with areas of flower beds. The garden benefits from being south facing.

GROUND FLOOR

LOUNGE- 4.14m (13'7") x 3.44m (11'4")

DINING ROOM- 4.14m (13'7") Max x 3.65m (12')

KITCHEN- 3.15m (10'4") x 2.66m (8'9")

FIRST FLOOR

BEDROOM 1- 4.14m (13'7") max x 3.44m (11'4")

BEDROOM 2- 3.39m (11'1") x 2.51m (8'3")

BEDROOM 3- 2.52m (8'3") x 1.85m (6'1")

Council Tax Band: B

Energy Rating: C

Tenure: Freehold



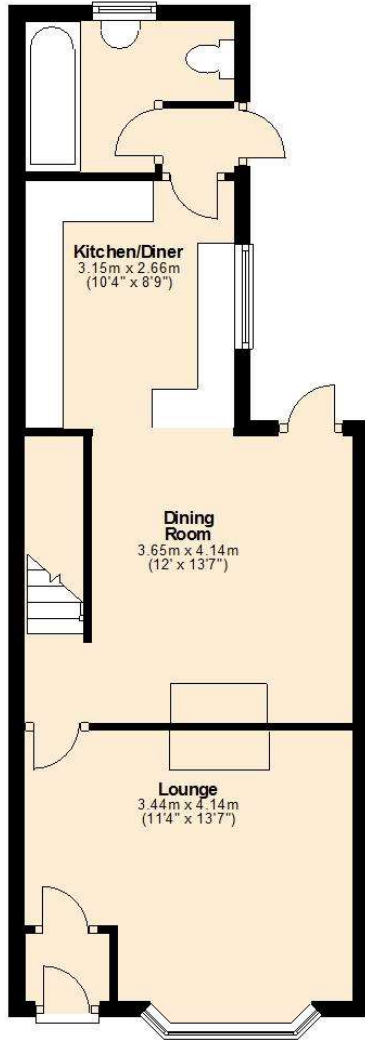
This Floor Plan is not to scale and is designed to give an indication of the general layout and flow of accommodation. Purchasers must not rely on this plan as a basis for ordering carpets, furniture or any other fittings.

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.

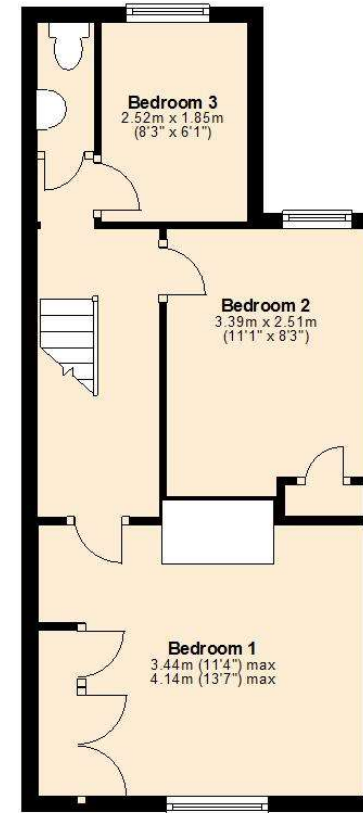
Ground Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



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