



24 Elm Park Road, Havant,
Hampshire, PO9 2AD

Chapplins

Estate and Letting Agents



**24 Elm Park Road,
Havant, Hampshire,
PO9 2AD**

Asking Price £260,000

This mid-terrace house is ideally located in a relatively quiet cul-de-sac within a few minutes' walk of Havant town centre and its mainline station with direct services to London (Waterloo). The house is in need of modernisation, offering well-proportioned family accommodation. Gas central heating.

This mid-terrace house offers great potential to modernise a family home set within easy reach of the facilities, amenities and transport links available in Havant town centre. The mainline station, with direct service to London (Waterloo) is just a couple of minutes' walk away. The house is set within a cul-de-sac with parking available by way of a resident's permit to the rear of the house.



On entering the house, a generous entrance porch leads through to the spacious lounge. The lounge features a fireplace, as well as the staircase leading to the first floor. Double sliding doors open to the dining room which, in turn, is open plan to the kitchen space. The dining area has patio doors opening to the rear garden, with the kitchen featuring a range of floor and wall units, as well as a back door opening to a covered area of the rear garden.

To the first floor offers two double bedrooms with the third bedroom being a single room. Each of the three bedrooms offers built-in cupboard/wardrobe space. The shower room has a modern corner shower cubicle, along with a wash basin set in a vanity unit and a toilet.

Outside, the property has a front garden that is mostly laid to lawn with a central path leading to the front door. The rear garden features access to both a brick-built outside toilet and a storage shed. It has an area of lawn with flower beds to along one side and rear access to the residents parking area. Subject to consent, it may be possible to provide private off-road parking at the front of the house.

GROUND FLOOR:

ENTRANCE PORCH

LOUNGE 5.44m (17'10") x 4.35m (14'3")

DINING ROOM 3.20m (10'6") x 2.67m (8'9")

KITCHEN 3.20m (10'6") x 2.67m (8'9")

FIRST FLOOR:

LANDING

BEDROOM 1 3.86m (12'8") x 2.95m (9'8") plus door recess

BEDROOM 2 3.20m (10'6") x 3.04m (10')

BEDROOM 3 2.98m (9'9") max x 2.40m (7'10")

SHOWER ROOM

Council Tax Band: B

Energy Rating: To be confirmed

Tenure: Freehold



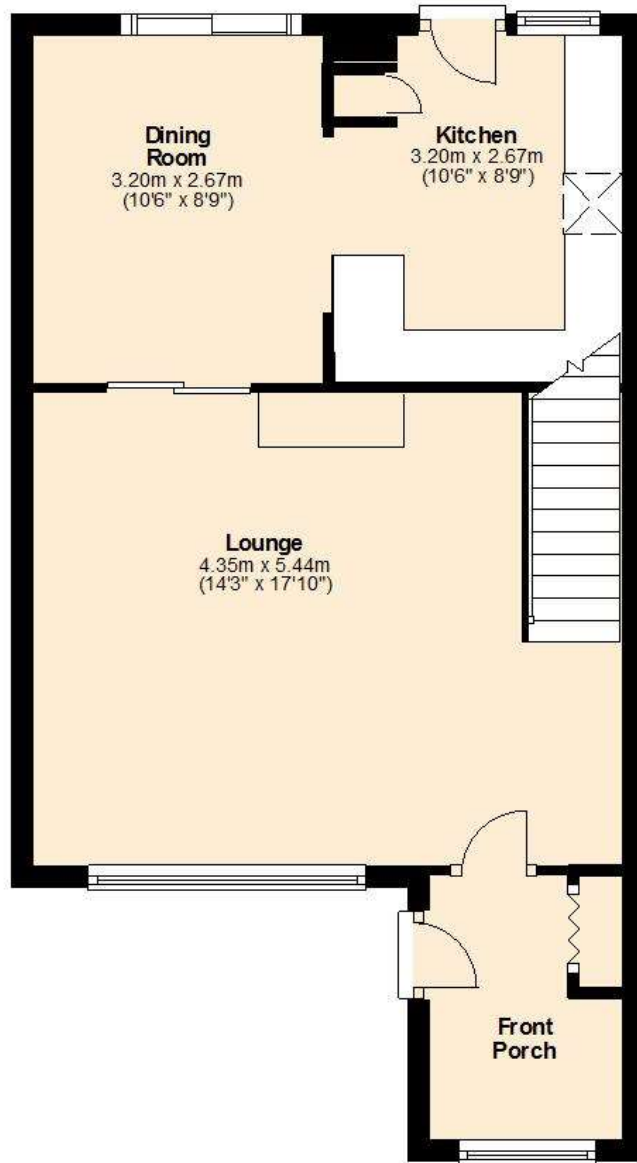
This Floor Plan is not to scale and is designed to give an indication of the general layout and flow of accommodation. Purchasers must not rely on this plan as a basis for ordering carpets, furniture or any other fittings.

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.

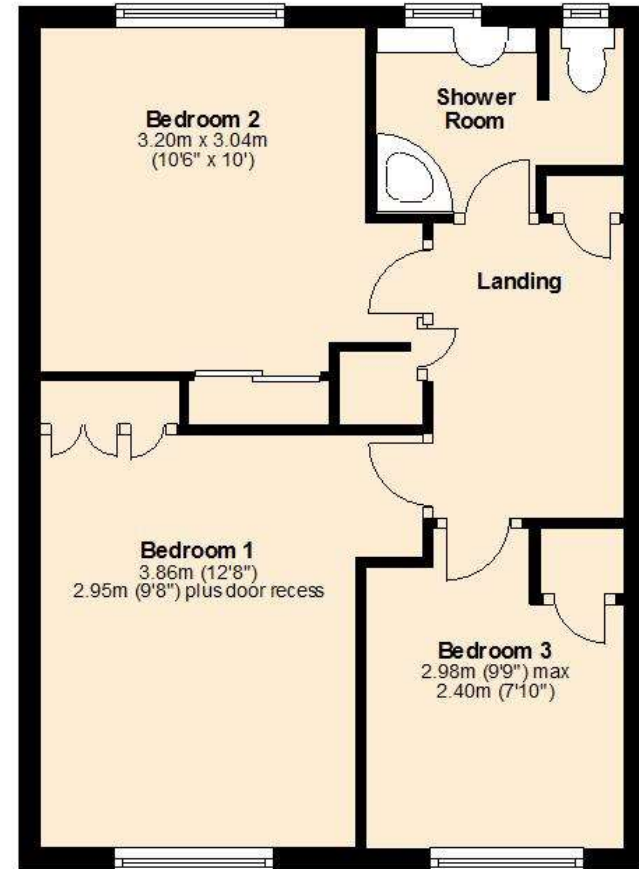
Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



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