



**Bitterne Close, Havant PO9 5EN**

**welcome to**

## **Bitterne Close, Havant**

Two bedroom end terrace house with lounge, kitchen, dining area and upstairs bathroom. Off road parking, private garden and an additional loft room.

### **Lounge**

Double glazed window to front aspect. UPVC door to front. Carpet flooring, radiator, fireplace with hearth and mantel over. Stairs leading to first floor with under stair storage cupboard. Through to breakfast area.

### **Breakfast Area**

Double glazed French doors leading to rear garden. Laminate flooring, radiator, space for table and chairs. Through to kitchen.

### **Kitchen**

Double glazed window to rear aspect. Range of wall and base cupboards and drawers with work surface over, incorporating sink unit with mixer tap over. Built-in low level oven, gas hob with extractor hood over. Space for washing machine, dishwasher and fridge/freezer.

### **First Floor Landing**

Double glazed window to side aspect. Carpet flooring. Doors to:

### **Bedroom One**

Double glazed window to front aspect. Carpet flooring, radiator. Door to stairs to attic.

### **Bedroom Two**

Double glazed window to rear aspect. Carpet flooring, radiator, two built-in cupboards.

### **Bathroom**

Double glazed window to rear aspect. Panel enclosed bath with shower over, pedestal wash hand basin and low level WC. Fully tiled walls.

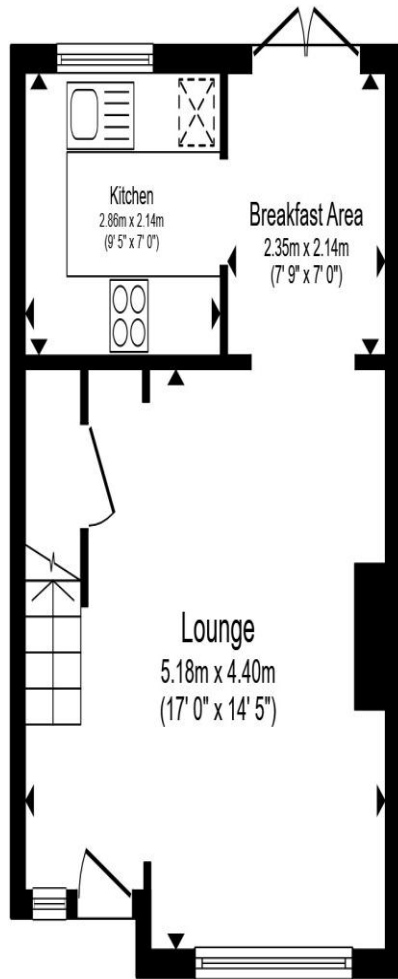
### **Outside**

#### **Front**

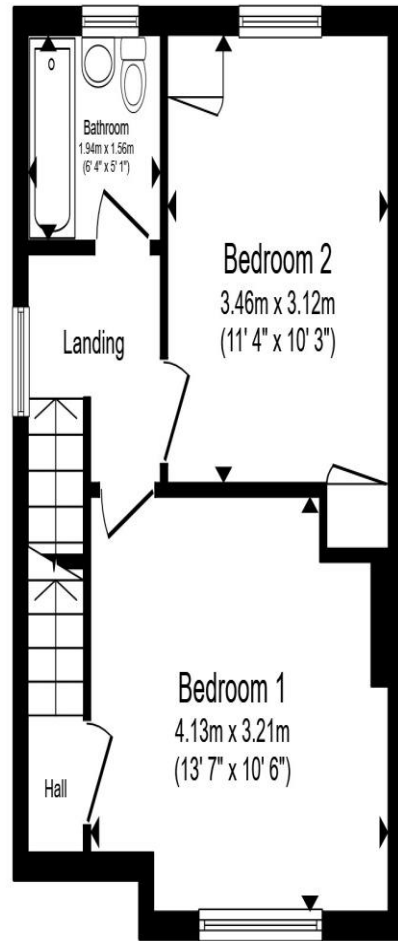
Tarmac driveway providing off road parking. Pedestrian access to rear garden.

#### **Rear Garden**

Enclosed by panel fencing with patio area and steps up to lawn.



**Ground Floor**



**First Floor**

Total floor area 67.2 m<sup>2</sup> (723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Bitterne Close,**  
**Havant**

- Two Bedroom End of Terrace
- Upstairs Bathroom
- Loft Room
- Private Garden
- Off Road Parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£270,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV109772](https://fox-and-sons.co.uk/Property/WLV109772)



Property Ref:  
WLV109772 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**