



8 Colemore Square



▶ **Two Bedroom Semi-Detached House**

▶ **Double Bedrooms**

▶ **Double Glazing**

▶ **Popular Location**

▶ **No Forward Chain**

▶ **Light and Spacious**

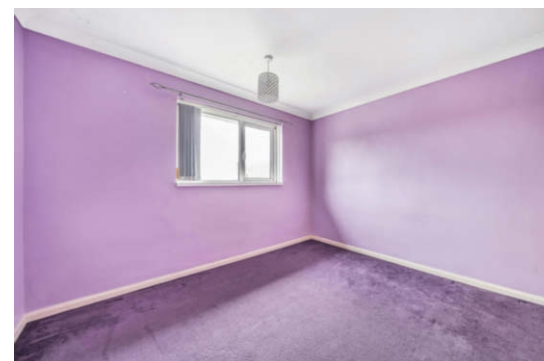
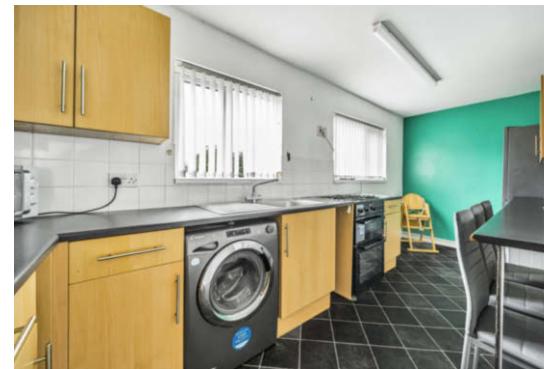
▶ **Modern Kitchen/Dining Area**

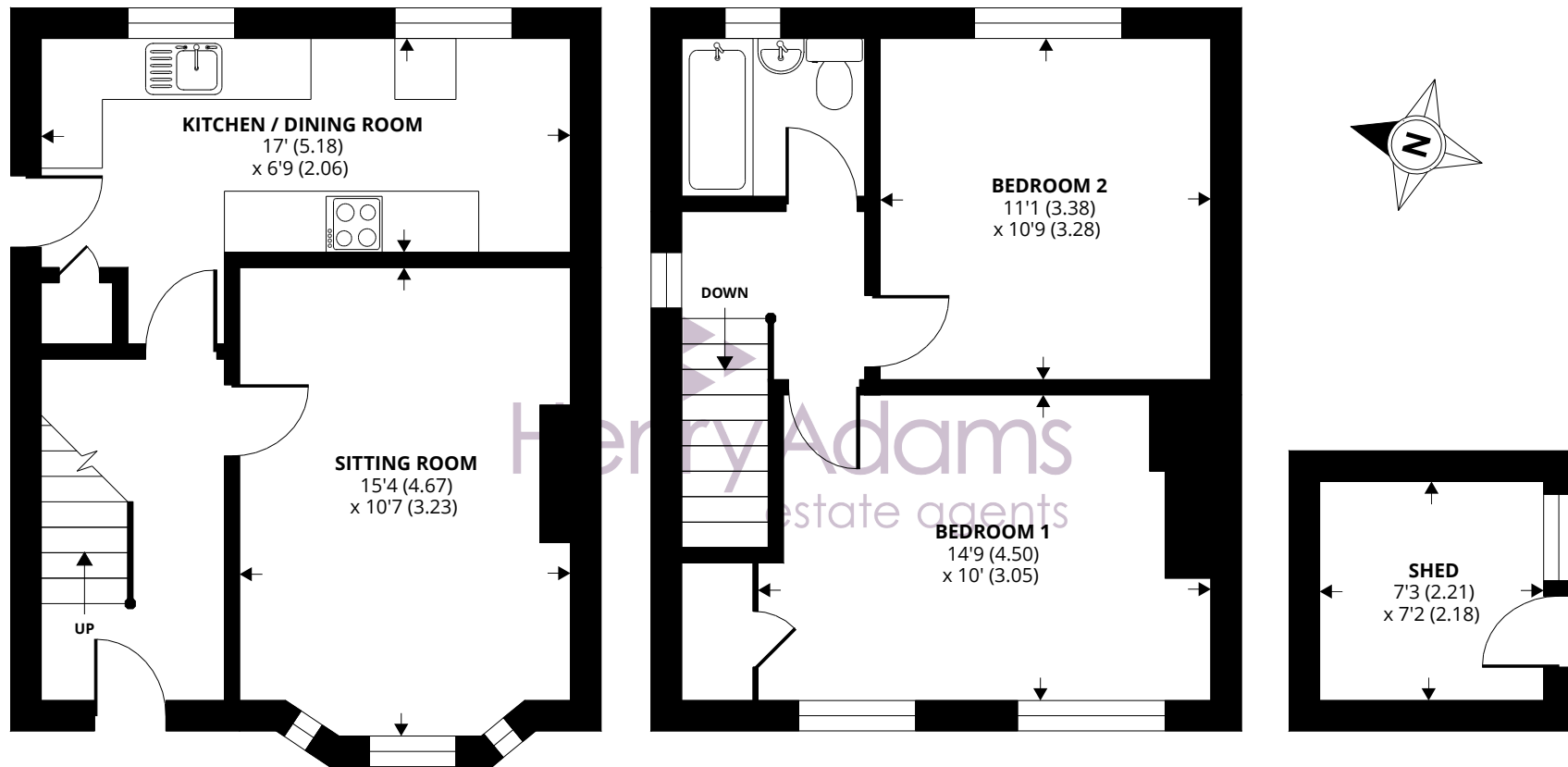
▶ **Gas Central Heating**

▶ **Ideal Investment opportunity or first time buy**

Situated in a popular residential area, this light and spacious two-bedroom semi-detached house offers the perfect investment opportunity or first-time buy. The property boasts double bedrooms, ensuring ample space for a growing family or potential rental tenants. The modern kitchen and dining area provide a comfortable space for entertaining and every-day family living.

Externally, the property boasts a secure private garden, providing a safe outdoor space for children to play or enjoying the summer evenings. Additionally, on-street parking is available, ensuring convenience for residents and visitors alike. With the added benefit of no forward chain, this property is ready for its new owners to move in and make it their own. Don't miss the opportunity to own this modern and well-maintained home in a sought-after location. Contact us today to arrange a viewing and secure your future investment.





8 Colemore Square, Havant

Approximate Area = 757 sq ft / 70.3 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 809 sq ft / 75.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2024. Produced for Henry Adams. REF: 1079085

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Colemore Square is positioned perfectly for easy access to the A27 and the A3, meaning all major road links are almost on your doorstep. Easy access to high street shopping is within a couple of minutes level walk. Havant has a good shopping facilities and a retail park in addition to a health centre and leisure centre. To the south of Havant lie Langstone Harbour and Hayling Island with coastal walks and sailing clubs

29th January 2024



To arrange a viewing call **01243 377773** View details online at henryadams.co.uk