



446 Havant Road
Farlington
Portsmouth
PO6 1AB



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446 HAVANT ROAD

PRICE GUIDE: £350,000

The Property

Number 446 Havant Road is a fascinating, detached Edwardian bungalow. It retains some interesting period features including a panelled hall with a plaster frieze. The property stands in a plot of approximately 0.327 acres and needs extensive renovation. Alternatively (subject to planning) it might be replaced with one or more new dwellings. The current accommodation comprises hall, living room, dining room, kitchen, two bedrooms, bathroom and garden room. Viewing is very highly recommended.

- * NO FORWARD CHAIN *
- * GREAT POTENTIAL *
- * IN NEED OF TOTAL RENOVATION *
- * PERIOD PROPERTY *
- * DEVELOPMENT OPPORTUNITY *
- * PLOT OF 0.3 ACRES *
- * LIVING ROOM* DINING ROOM* KITCHEN *
- * TWO BEDROOMS* BATHROOM *
- * GARAGE* CARPORT *

The Location

On the Havant Road, A2030, near to the Tesco Express. Close by is the East Lodge Recreation Ground, Solent Infant School and the Drayton Surgery. Access to the A3(M) and motorway network is not too far away. Cosham offers a railway station.

Directions

Follow your satnav using the postcode PO6 1AB.

ACCOMMODATION

Front door opening to:

ENTRANCE PORCH Door opening to:

ENTRANCE HALL Wall panelling, radiator, doors opening to:

BEDROOM ONE Bay window to front, picture rails, gas fire*, skirting panel heating*.

BEDROOM TWO Bay window to front, built in wardrobe, gas fire*, skirting panel heating*.

BATHROOM Window to rear, suite comprising panelled bath, shower cubicle, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

LIVING ROOM Casement doors, with adjacent windows, opening to garden room, fireplace, picture rails, skirting panel heating*.

GARDEN ROOM Windows to rear and side, door to kitchen, patio doors to garden.

DINING ROOM Double glazed casement doors opening to side, fireplace, radiator.

KITCHEN Windows to side and rear, fitted with wall and base units with work surfaces over, sink unit with cupboard below, partially tiled walls, electric oven*, gas hob* with extractor* over, radiator, door to garden room, door to:

REAR LOBBY Window to side, door to rear, door to: **W.C.** Window to rear, low level w.c.

OUTSIDE

The property is approached via a driveway leading to a **SINGLE GARAGE** with door to the front. To the other side of the property there is a **CARPORT** Which leads onto the good sized **REAR GARDEN** which is overgrown. The total plot is approximately 0.3 acres*.

TENURE: Freehold.

SERVICES: All main services.

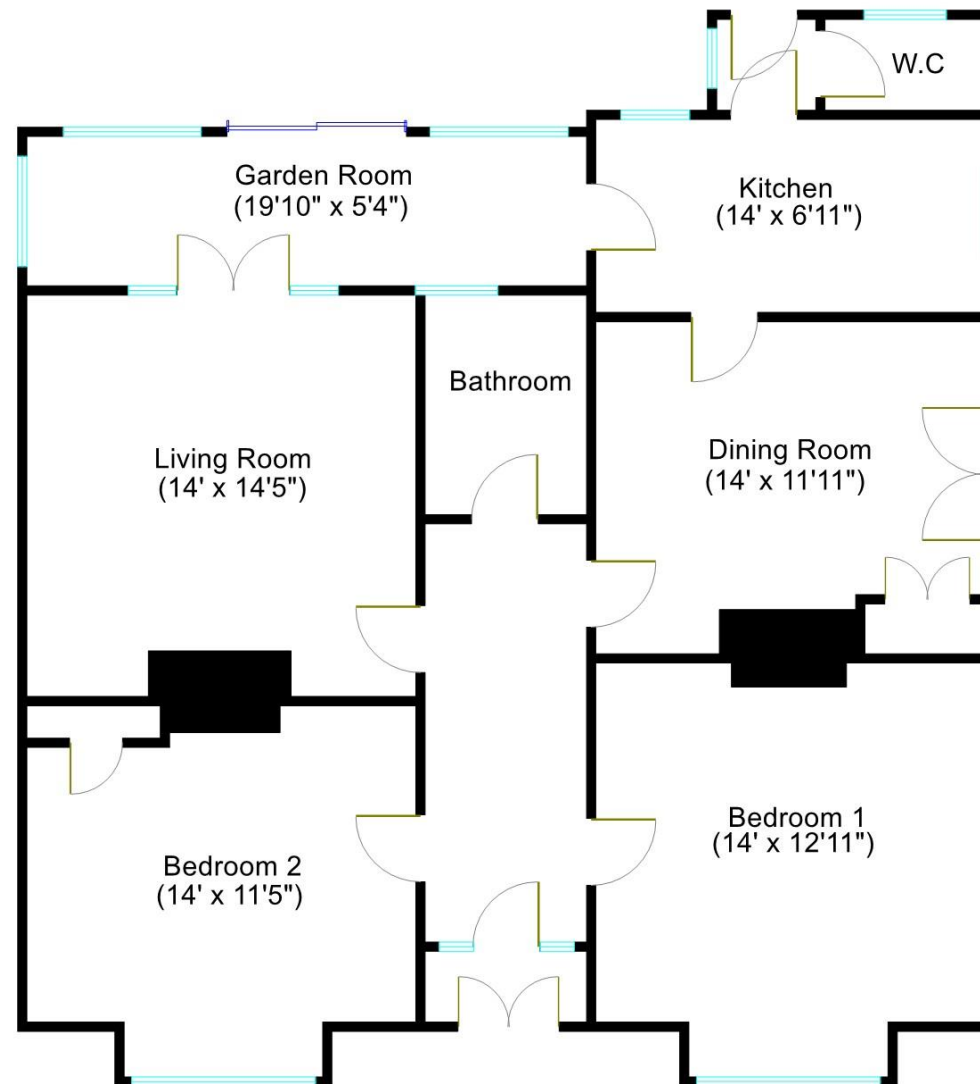
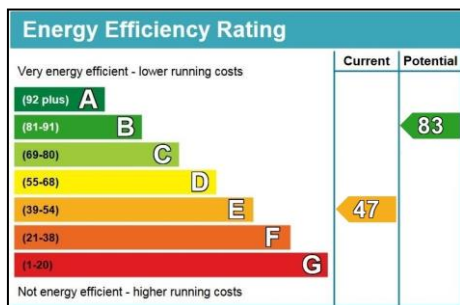
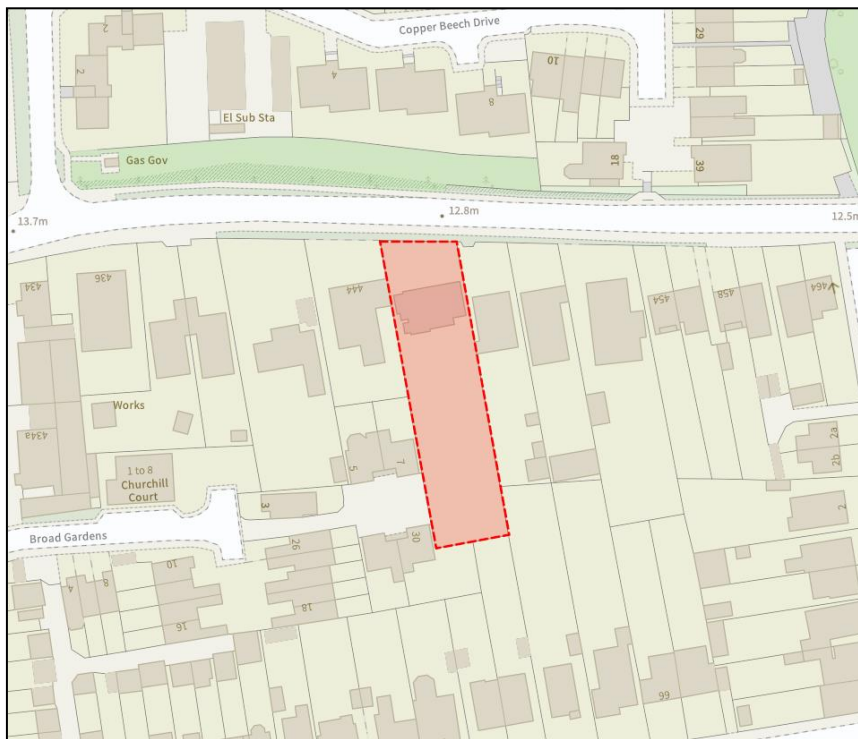
LOCAL AUTHORITY: Portsmouth.

COUNCIL TAX BAND: D

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





Total approx. internal floor area = 1,168.7 sq ft / 108.6 sqm
Floor Plan for identification and guidance purposes only



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

