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**O'HARA**  
PROPERTIES & ESTATES

OWSLEBURY GROVE | HAVANT | PO9 5HR

£265,000



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# WELCOME Home

We are delighted to bring to the market this fantastic two bedroom end of terrace property located within walking distance of The Greywell Shopping Centre and The Front Lawn Community Hub. Modern and clean throughout, this property would be perfect for a first time buyer or as an investment.

This property is currently vacant - viewing is an absolute must!

The lead to this property is a short access driveway from the cul-de-sac Owlesbury Grove to the side of the house and access to the 20ft garage, making this end of terrace property tucked away and private, with plenty of off-road parking available.

On entering the home, you are met with a tidy hallway space that leads onto a large living area decorated in clean and modern greys and whites. With a large bay window to allow plenty of natural sunlight, this living room has the benefit of a feature wall with open fireplace to add a beautiful focal point to this room.

Following back through the hallway into the kitchen, not only is it a good size, it also has plenty of storage, a built in hob and single oven, and more impressively, space for a washing machine and a dishwasher allowing you to have a fully functional kitchen space.

The first floor continues the modern and clean style with white walls and grey carpets, featuring two large sized double bedrooms, the master also housing a fireplace as a focal point.

The bathroom comprises of a bath with overhead shower basin and toilet and continues the theme of clean lines throughout. This property truly is move in ready.

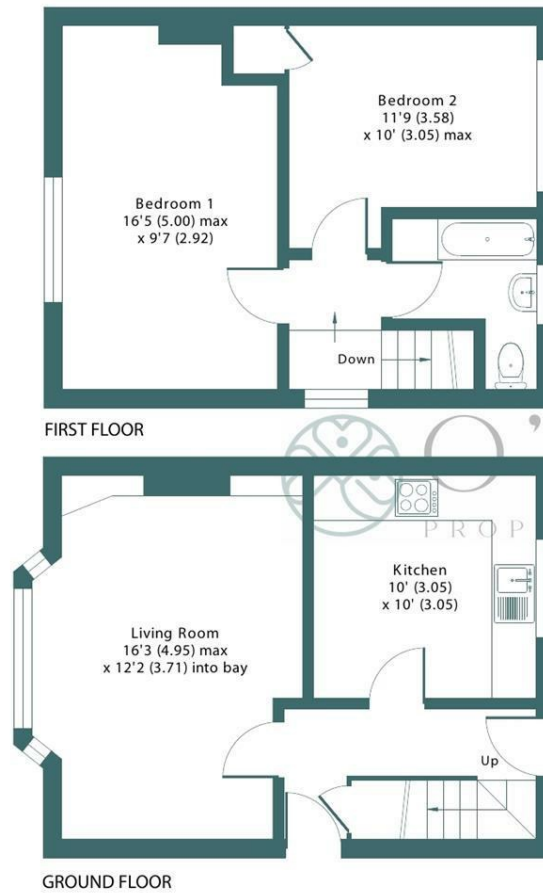
The back garden accessed via the hallway on to a good sized garden, with a small patio and largely laid to lawn. It is in a need of a little pick me up but would not take much to transform it into a simple and tidy garden. It is the perfect size for a couple or young family to transform into usable space for the summer.

Please call 02392 259822 to book a viewing.



## FEATURES

- POPULAR LOCATION OF HAVANT
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- 20 FT GARAGE
- AMPLE PARKING
- CLOSE TO LOCAL AMENITIES
- VACANT POSSESSION
- MODERN THOUGHTOUT
- END OF TERRACE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for O'Hara Properties and Estates Ltd. REF: 1117291

## Owlesbury Grove, Havant, PO9

Approximate Area = 707 sq ft / 65.6 sq m  
Garage = 400 sq ft / 37.1 sq m  
Total = 1107 sq ft / 102.7 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.