



**£260,000**  
**3 Rhinefield Close**  
Havant, PO9 3SL

## PROPERTY SUMMARY

Benefiting from a modern fitted kitchen, this three bedroom family home is located in this quiet cul-de-sac close to transport links and local amenities. Through the porch you enter the spacious open lounge that leads to the modern fitted kitchen and conservatory opening to the westerly facing rear garden. The first floor landing leads to a wc, shower room and three bedrooms, with access to the boarded loft. Contact us today to arrange your viewing.

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## **PORCH**

**LOUNGE** 18' 5" x 13' 10" (5.61m x 4.22m)

**KITCHEN/BREAKFAST ROOM** 18' 5" x 7'  
(5.61m x 2.13m)

**CONSERVATORY** 14' x 9' 6" (4.27m x 2.9m)

## **LANDING**

## **SHOWER ROOM**

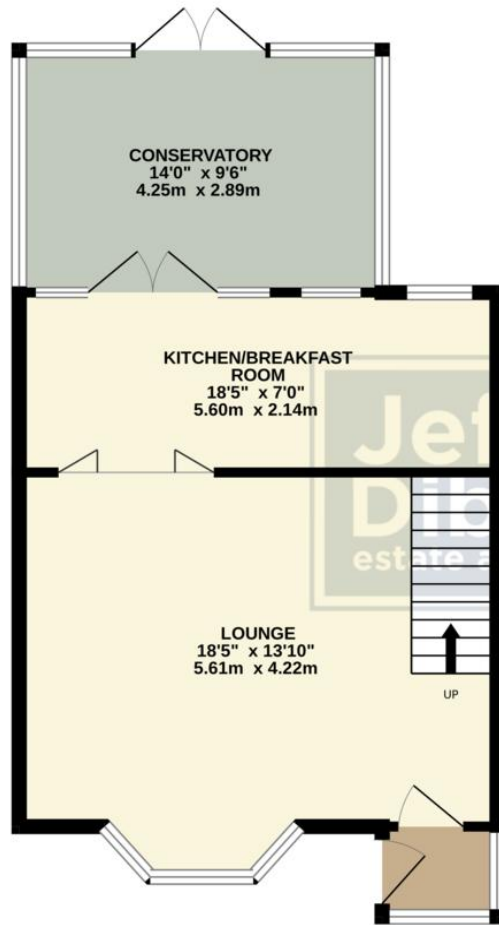
## **WC**

**BEDROOM ONE** 11' 11" x 11' 10" (3.63m x 3.61m)

**BEDROOM TWO** 11' 11" x 9' 2" (3.63m x 2.79m)

**BEDROOM THREE** 8' 4" x 8' 3" (2.54m x 2.51m)

GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.

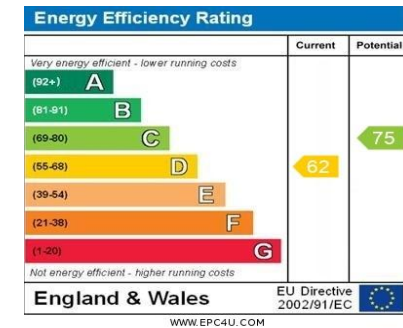
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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