



## 2 bed semi-detached house to buy in PO9

Sherfield Avenue, Havant, Hampshire, PO9 5HT

**£250,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ TWO BEDROOMS
- ✓ DRIVEWAY
- ✓ MODERNISATION REQUIRED
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

Occupying a generous plot in a well-established residential road, this semi-detached property on Sherfield Avenue presents an exciting opportunity for builders, investors and buyers looking to create a home tailored to their own tastes.

Requiring complete refurbishment throughout, the property offers excellent scope for improvement and extension (subject to the necessary planning permissions), making it ideal for those seeking a project with genuine upside potential.

The accommodation currently extends to approximately 1,152 sq ft and comprises a number of flexible reception rooms, two bedrooms and a family bathroom. While the house requires extensive modernisation, it provides a substantial footprint and versatile layout that could be reconfigured and enhanced to suit a variety of requirements.

One of the property's standout features is its generous plot. To the front, a large garden and private driveway provide ample off-road parking and offer the potential to further enhance the property's kerb appeal. The overall size of the plot creates exciting possibilities for extension or redevelopment, subject to the necessary consents.

Sherfield Avenue is conveniently positioned for access to local shops, schools and everyday amenities, while Havant town centre offers a wide range of retail, leisure and dining facilities. Havant railway station provides direct services to Portsmouth, Chichester and London Waterloo, and the A27 and A3(M) are easily accessible for commuters. For those who enjoy the outdoors, Langstone Harbour, Staunton Country Park and the South Downs National Park are all within easy reach.

Offered for sale chain free via auction, this is a rare opportunity to acquire a substantial renovation project with excellent potential in a popular and well-connected location. Early viewing is highly recommended to fully appreciate the size of the plot and the scope on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

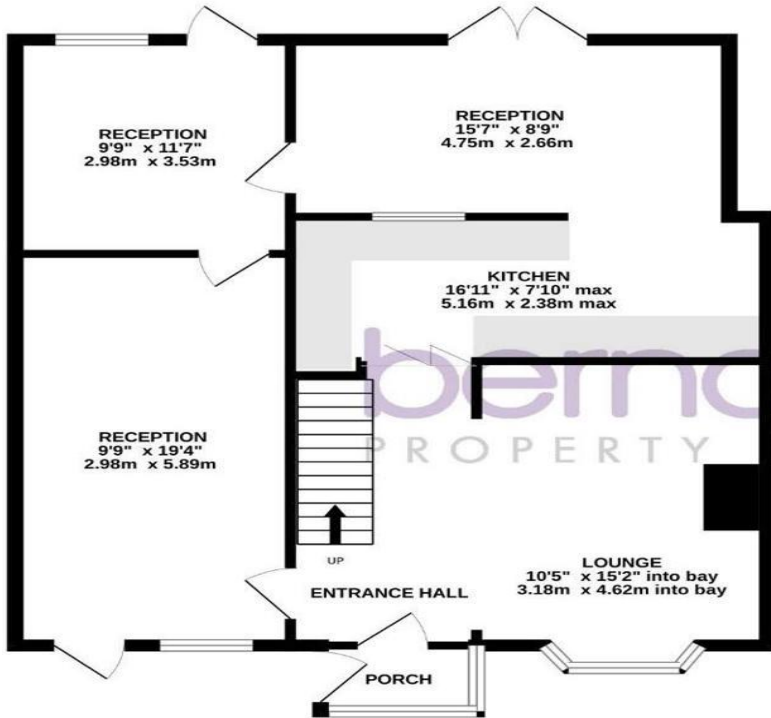
Sewerage: Standard UK domestic

Air conditioning: No

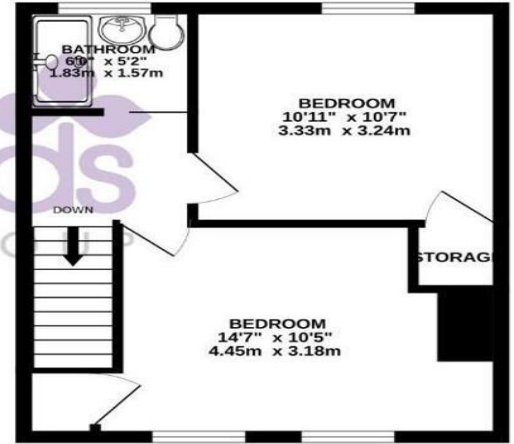
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sherfield Avenue, Havant, Hampshire, PO9 5HT

Contact your local branch today for more information on this property:

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