



£230,000
9 Hedge End Walk
West Leigh, PO9 5LS

PROPERTY SUMMARY

The end of terrace home is situated in a lovely position on the very edge of West Leigh and opposite to open fields and countryside making it an ideal home for young families with wonderful walks right from the doorstep! The property, which would benefit from a programme of modernising, consists of spacious accommodation including a spacious entrance, lounge, kitchen/dining room, ground floor cloakroom, three bedrooms (including two doubles) and a family bathroom. There are gardens to the front and rear and a garage.





ENTRANCE

HALL

WC

LOUNGE 13' x 12' 10" (3.96m x 3.91m)

KITCHEN 12' 9" x 10' 2" (3.89m x 3.1m)

CONSERVATORY

STAIRS

LANDING

BATHROOM 7' 10" x 7' (2.39m x 2.13m)

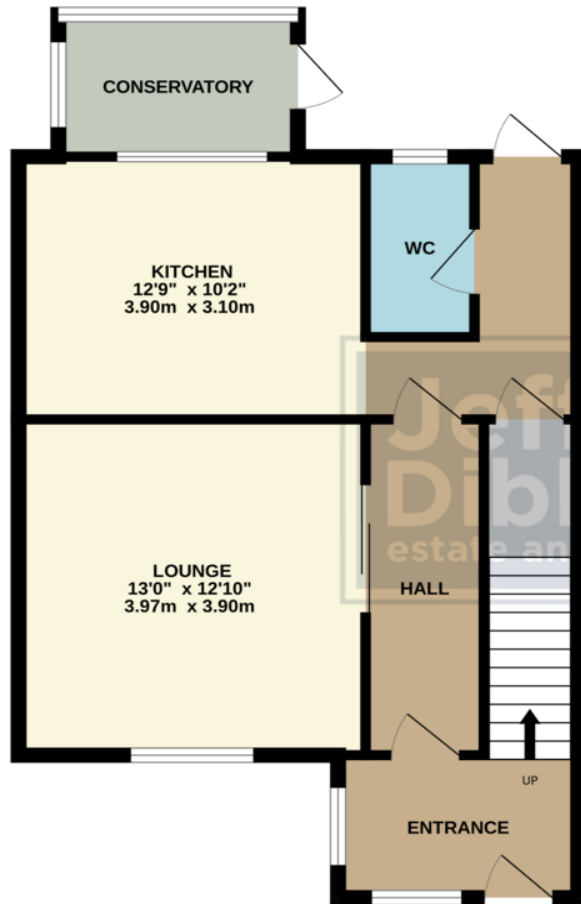
BEDROOM ONE 12' 10" x 10' 4" (3.91m x 3.15m)

BEDROOM TWO 12' 10" x 10' 2" (3.91m x 3.1m)

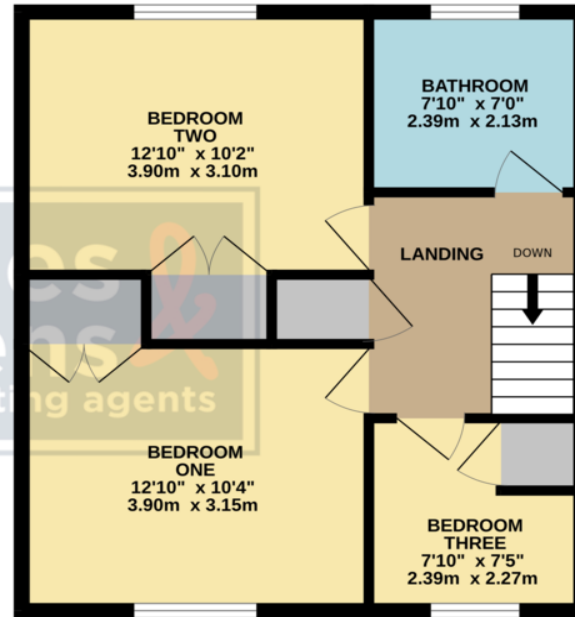
BEDROOM THREE 7' 10" x 7' 5" (2.39m x 2.26m)

GARAGE

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk