



£249,950
33 Muccleshell Close
West Leigh, PO9 2HR

PROPERTY SUMMARY

Calling investors, this extended two double bedroom end terraced house is being sold with a tenant in situ. This spacious accommodation comprises porch, hallway, lounge with bay window, the extended kitchen that opens into another sitting room, a large lean to/utility area that opens onto a garage/workshop/shed. The first floor landing leads to two double bedrooms and the shower room. Benefiting from a spacious corner plot, there is more storage in the garden. This property is being marketed to investors, with the sitting tenant paying £800pcm. Contact us today to discuss this investment opportunity.





PORCH

HALL

LOUNGE 13' 11" x 10' 7" (4.24m x 3.23m)

KITCHEN 13' 6" x 8' 7" (4.11m x 2.62m)

SITTING ROOM 15' x 7' (4.57m x 2.13m)

WC

LEAN TO 12' 8" x 9' 10" (3.86m x 3m)

SHED 12' 8" x 8' 10" (3.86m x 2.69m)

LANDING

SHOWER ROOM 5' 10" x 5' 1" (1.78m x 1.55m)

BEDROOM ONE 14' 8" x 10' 6" (4.47m x 3.2m)

BEDROOM TWO 10' 11" x 10' 7" (3.33m x 3.23m)



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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 A

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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