



**£280,000**  
**3 Dibden Close**  
Leigh Park, PO9 4BB



## PROPERTY SUMMARY

This three bedroom semi-detached house has undergone a huge programme of progressive modernisation since the current owners bought the property in 2017. Improvements have included complete redecoration, new kitchen with quality appliances and flooring, replacement bathroom suite, renewed plumbing/new radiators, electrical rewire and oak doors throughout. Contemporary styled light and airy accommodation comprises a lounge/dining area, kitchen, three bedrooms, bathroom and conservatory. Outside there is a large block paved hardstand for three cars, a covered storage area to the side, with sink and space for washer and dryer and an attractive westerly facing rear garden with lawn, patio area and shed. Located in a cul-de-sac, with easy access to A3(M), we believe this property would make a perfect family home.

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## **ENTRANCE HALL**

**KITCHEN 11' 6" x 9' 2" (3.51m x 2.79m)**

**LOUNGE/DINER 20' 4" x 11' 4" (6.2m x 3.45m)**

**CONSERVATORY 10' 11" x 9' 8" (3.33m x 2.95m)**

## **LANDING**

## **BATHROOM**

**BEDROOM ONE 11' 7" x 11' 5" (3.53m x 3.48m)**

**BEDROOM TWO 11' 7" x 9' 2" (3.53m x 2.79m)**

**BEDROOM THREE 8' 5" x 8' 2" (2.57m x 2.49m)**





GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

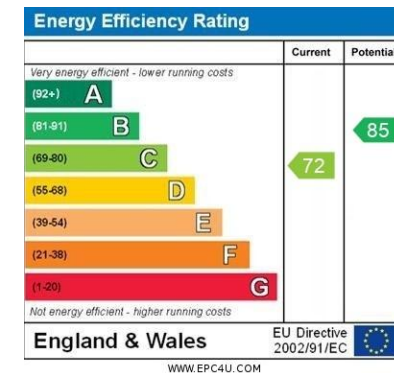
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

**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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