



£235,000
23 Botley Drive
Leigh Park, PO9 4PH

PROPERTY SUMMARY

Offered with No Forward Chain, this spacious two bedroom end terraced house benefits from a South Westerly facing garden. The internal accommodation briefly comprises a lounge/diner with bay window, fitted kitchen, WC, two generously proportioned double bedrooms and a bathroom suite. With nice walks nearby as well as amenities and transport links, we feel this would make an excellent home for first time buyers as well as those downsizing and also an attractive investment purchase. An internal viewing is essential to appreciate the space on offer here, contact us at your soonest opportunity to arrange your viewing.





HALLWAY

LOUNGE/DINER 17' x 11' 6" (5.18m x 3.51m)

KITCHEN 12' 5" x 10' 5" (3.78m x 3.18m)

WC

LANDING

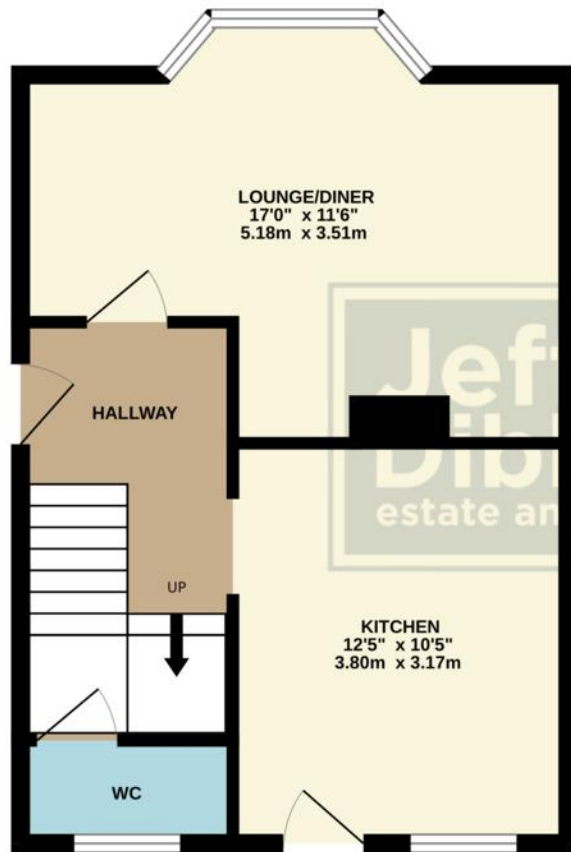
BEDROOM ONE 17' x 9' 9" (5.18m x 2.97m)

BEDROOM TWO 12' 5" x 10' 5" (3.78m x 3.18m)

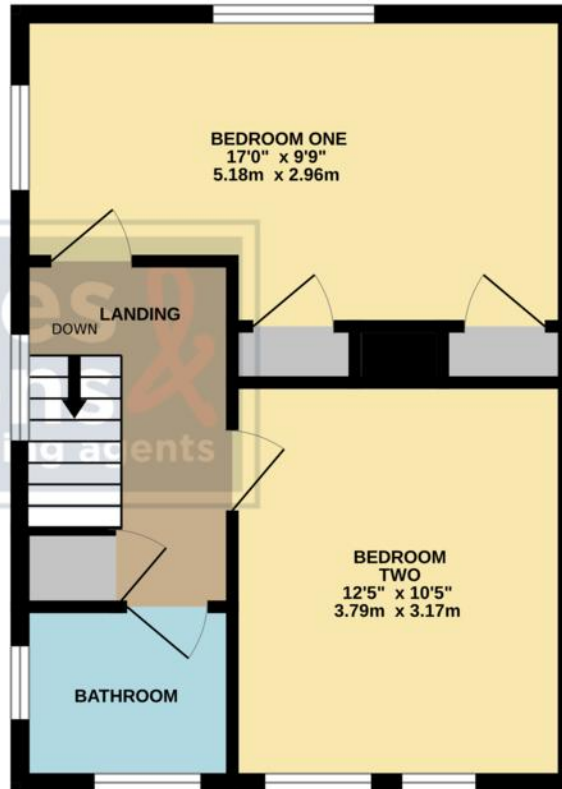
BATHROOM



GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	86
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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