



**£235,000**  
**52 Stockheath Road**  
Leigh Park, PO9 5HQ



## PROPERTY SUMMARY

Offered with No Forward Chain, this two bedroom end terraced home offered off road parking via the front driveway. Benefitting from brand new double glazing, as well as a new conservatory roof, this is an excellent opportunity for someone to add their own personal touch. The spacious accommodation comprises porch, hallway, lounge, kitchen/diner, conservatory with a store and on the first floor are two well proportioned double bedrooms and a bathroom suite. With ample local amenities and schools nearby, we feel this will ideally suit first time buyers, downsizers and Investors alike. Contact us to arrange your internal viewing.





## **PORCH**

**LOUNGE** 14' 6" x 10' 9" (4.42m x 3.28m)

**KITCHEN/DINER** 17' x 7' (5.18m x 2.13m)

**CONSERVATORY** 18' 5" x 9' 5" (5.61m x 2.87m)

## **STORE**

## **LANDING**

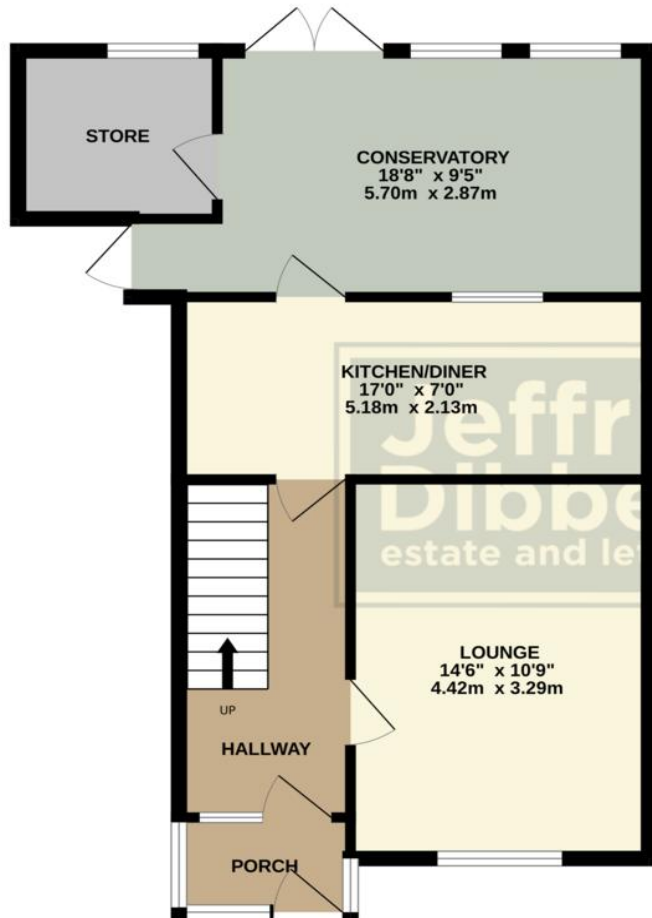
**BEDROOM ONE** 11' 11" x 11' (3.63m x 3.35m)

**BEDROOM TWO** 10' 8" x 10' 5" (3.25m x 3.18m)

## **BATHROOM**



GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 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	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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