



GUIDE PRICE
£300,000
3 Bitterne Close
Leigh Park, PO9 5EN

PROPERTY SUMMARY

Immaculately presented semi detached home located in a sought after road overlooking Staunton Country Park. This wonderful family home is beautifully decorated throughout and a perfect example of a 'turn key property'. Extended to the ground floor to offer a modern fitted kitchen/diner, the accommodation also comprises a lovely living room and shower room/utility. The first floor landing leads to the contemporary bathroom suite and two well proportioned double bedrooms with double doors to the master with stunning views, there is also plenty of storage in the loft space. Externally there is a low maintenance Westerly facing garden. Conveniently situated close to transport links and local schools as well as Staunton Farm & Country Park across the road from the property. We feel viewings are essential to appreciate the size and quality of the accommodation on offer and the tranquillity of the surrounding environment, contact us today to arrange your appointment.





HALLWAY

LOUNGE 15' 2" x 10' 6" (4.62m x 3.2m)

KITCHEN/DINER 16' 7" x 13' 6" (5.05m x 4.11m)

SHOWER ROOM/UTILITY

LANDING

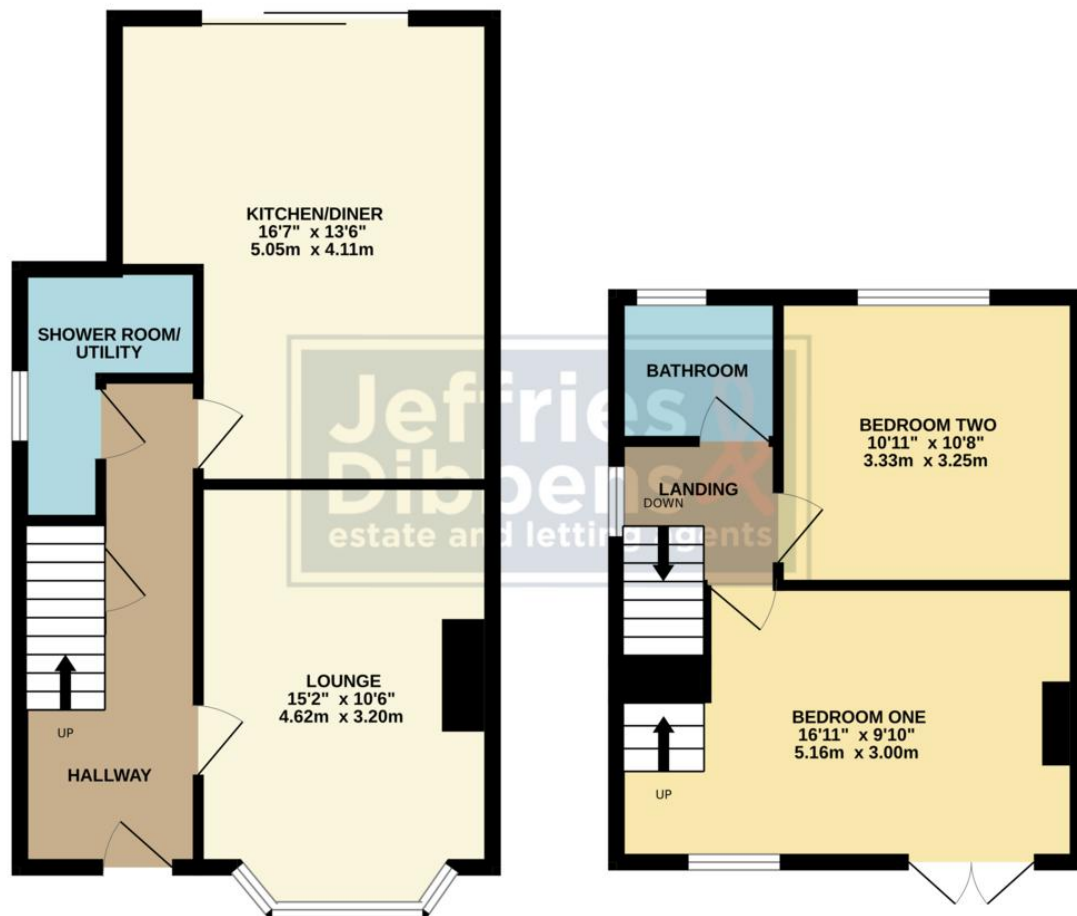
BATHROOM

BEDROOM ONE 16' 11" x 9' 10" (5.16m x 3m)

BEDROOM TWO 10' 11" x 10' 8" (3.33m x 3.25m)

GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 sq.m.) approx.

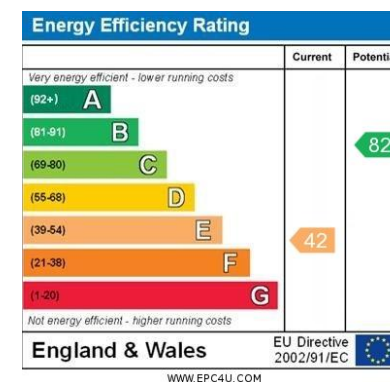
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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