

OFFERS IN EXCESS OF

**£259,700**

**48 Rownhams Road**

Leigh Park, PO9 4QD

## PROPERTY SUMMARY

Ideal first time buy/family home, this well presented, spacious three bedroom house benefits from off road parking. Accommodation comprising hallway, lounge with bay window, modern fitted kitchen and dining room, the first floor landing leads to the family bathroom suite and three well proportioned bedrooms. There is a block paved front driveway and an enclosed rear garden with a lawned area and patio. An internal viewing is essential to appreciate the space on offer here, contact agents to arrange your appointment.







## **HALLWAY**

**LOUNGE** 13' x 12' 7" (3.96m x 3.84m)

**KITCHEN** 10' 5" x 9' 7" (3.18m x 2.92m)

**DINING ROOM** 10' 6" x 8' 11" (3.2m x 2.72m)

## **LANDING**

## **BATHROOM**

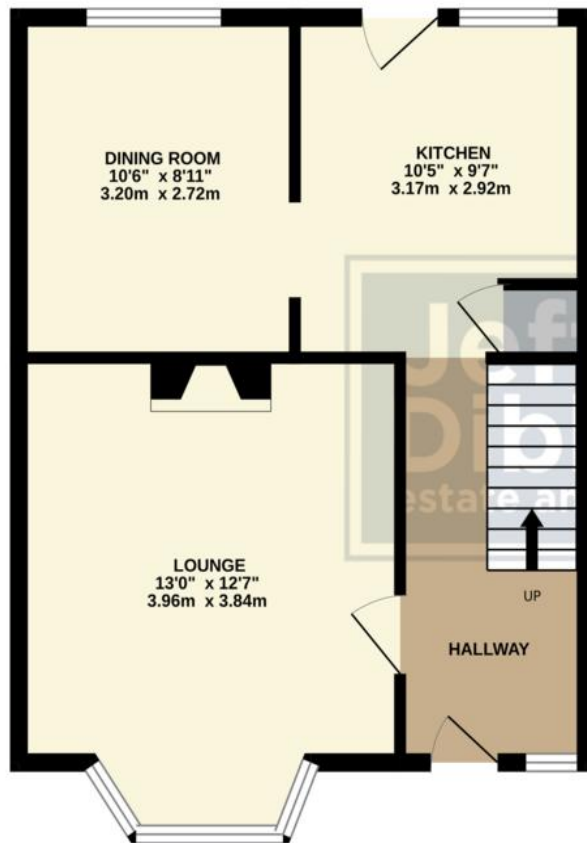
**BEDROOM ONE** 13' 1" x 10' 11" (3.99m x 3.33m)

**BEDROOM TWO** 10' 11" x 10' 5" (3.33m x 3.18m)

**BEDROOM THREE** 9' 11" x 7' 8" (3.02m x 2.34m)



## GROUND FLOOR



## 1ST FLOOR



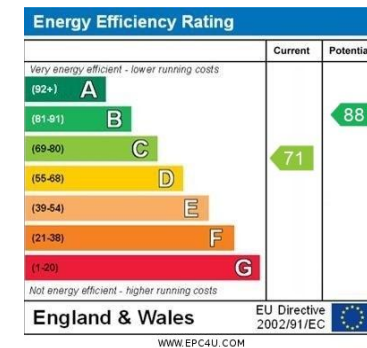
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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