

**£277,000**  
**102 Barncroft Way**  
Leigh Park, PO9 3AH



## PROPERTY SUMMARY

This well presented three bedroom end terraced house offers a south westerly garden with ample garage/workshop/outbuildings. The contemporary accommodation comprises; ground floor; WC, dual aspect lounge/diner, modern fitted kitchen/breakfast room, lean-to and storage. The first floor landing leads to three well proportioned bedrooms and a stylish four piece bathroom suite. Located close to amenities, schools and transport links we feel this will make a wonderful family home. An internal viewing is essential to truly appreciate all the space and convenience. Contact us today to arrange your appointment.







**HALLWAY**

**WC**

**LOUNGE/DINER** 19' 9" x 11' 5" (6.02m x 3.48m)

**KITCHEN/BREAKFAST ROOM** 12' x 11' (3.66m x 3.35m)

**LEAN TO**

**LANDING**

**BEDROOM ONE** 11' 6" x 10' 5" (3.51m x 3.18m)

**BEDROOM TWO** 12' 2" x 9' (3.71m x 2.74m)

**BEDROOM THREE** 10' 6" x 6' 5" (3.2m x 1.96m)

**BATHROOM** 8' 10" x 8' 8" (2.69m x 2.64m)

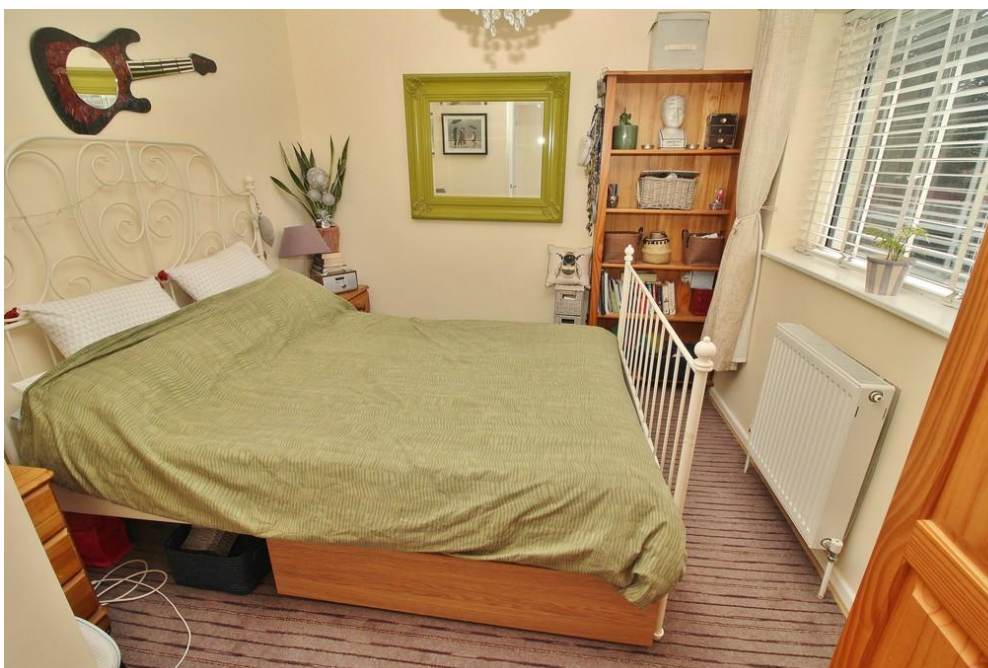
**SHED** 7' x 6' 6" (2.13m x 1.98m)

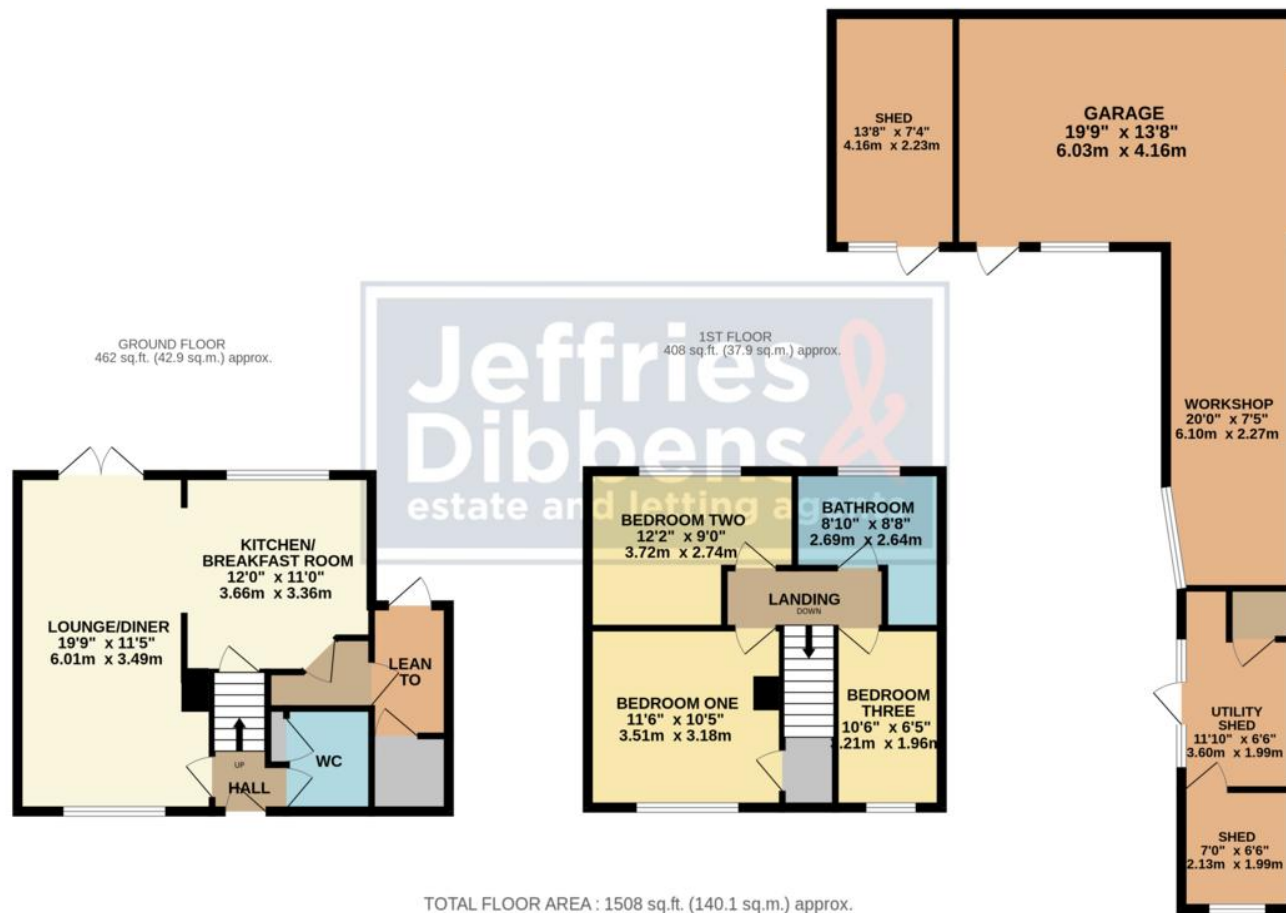
**UTILITY SHED** 11' 10" x 6' 6" (3.61m x 1.98m)

**WORKSHOP** 20' x 7' 5" (6.1m x 2.26m)

**GARAGE** 19' 9" x 13' 8" (6.02m x 4.17m)

**SHED** 13' 8" x 7' 4" (4.17m x 2.24m)





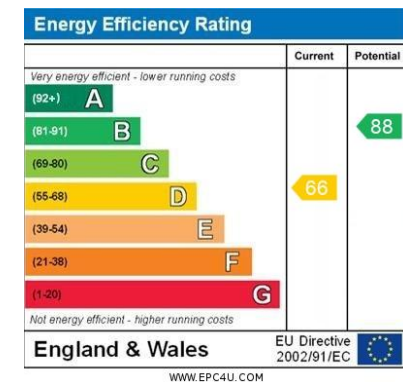
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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