

£274,400
92 Botley Drive
Leigh Park, PO9 4QZ

PROPERTY SUMMARY

This spacious, beautifully presented three bedroom family home is pleasantly situated opposite a green in Botley Drive. Ideal for larger families, the accommodation comprises lounge to the front and a modern fitted kitchen/diner with enough space for a sizeable dining table, opening to the lovely rear garden, mainly laid to lawn. The first floor has three well proportioned bedrooms and family bathroom suite. Additional benefits include side pedestrian access leading to the rear garden with brick built shed. The property would be ideal for first time buyers or investors alike. An internal viewing is highly recommended to truly appreciate the space on offer here. Contact us today to arrange your viewing.





HALLWAY

LOUNGE 15' 4" x 10' 8" (4.67m x 3.25m)

KITCHEN/DINER 20' 5" x 9' 6" (6.22m x 2.9m)

LANDING

BATHROOM

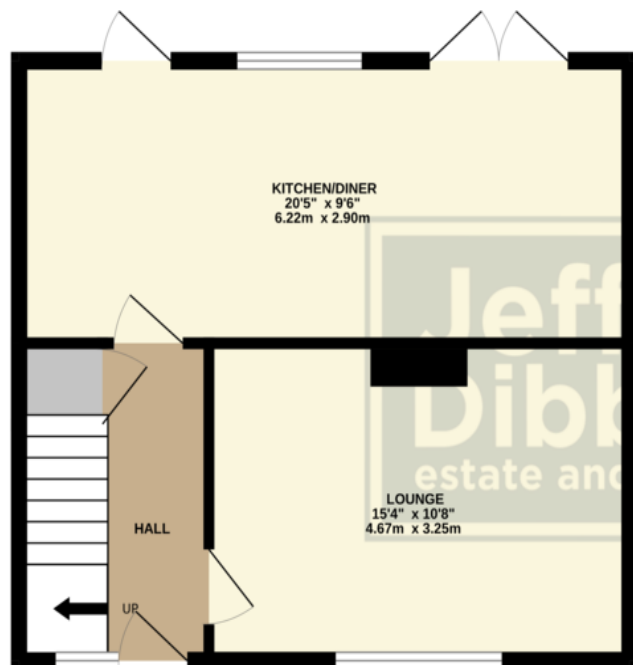
BEDROOM ONE 12' 8" x 10' 9" (3.86m x 3.28m)

BEDROOM TWO 12' 8" x 9' 7" (3.86m x 2.92m)

BEDROOM THREE 10' 7" x 9' 7" (3.23m x 2.92m)



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

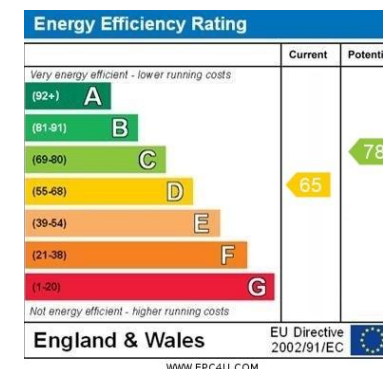
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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