

£280,000
35 Stockheath Road
Leigh Park, PO9 5HF

PROPERTY SUMMARY

This beautifully presented family home offered with off road parking to the front and a South facing rear garden. The spacious accommodation comprises an inviting hallway, charming lounge, modern fitted kitchen/diner that leads out to the rear garden with a brick outbuilding and a WC. The first floor landing leads to three well proportioned double bedrooms and a stylish contemporary bathroom suite. Conveniently located within walking distance of ample local amenities, we feel this will make an excellent home for young families. Additionally benefitting from recently laid carpets and parquet flooring, this property will ideally suit those buyers looking for their 'turn key' property. An internal viewing is essential to appreciate the size and quality of accommodation on offer here, contact us at your soonest opportunity to arrange your appointment to avoid missing out.

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HALL

LOUNGE 13' 5" x 10' 11" (4.09m x 3.33m)

KITCHEN/DINER 17' 4" x 9' 10" (5.28m x 3m)

LANDING

BEDROOM ONE 11' 1" x 10' 11" (3.38m x 3.33m)

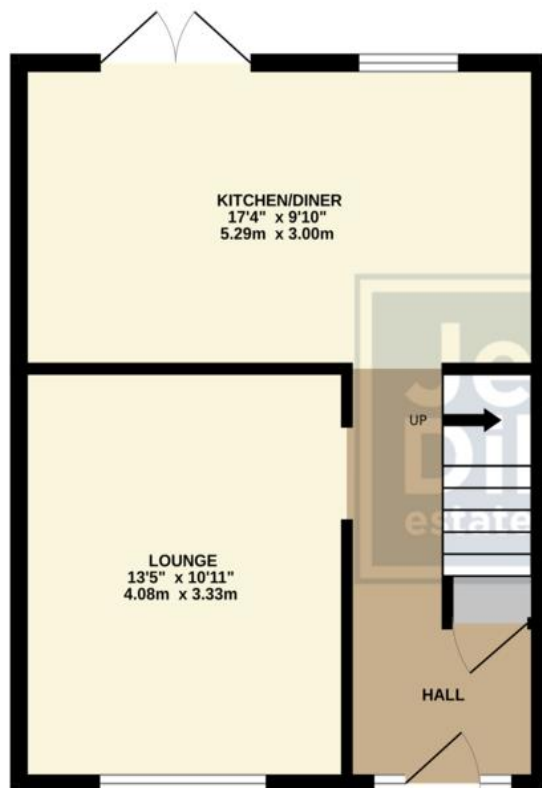
BEDROOM TWO 12' 5" x 8' 9" (3.78m x 2.67m)

BEDROOM THREE 12' 6" x 7' 3" (3.81m x 2.21m)

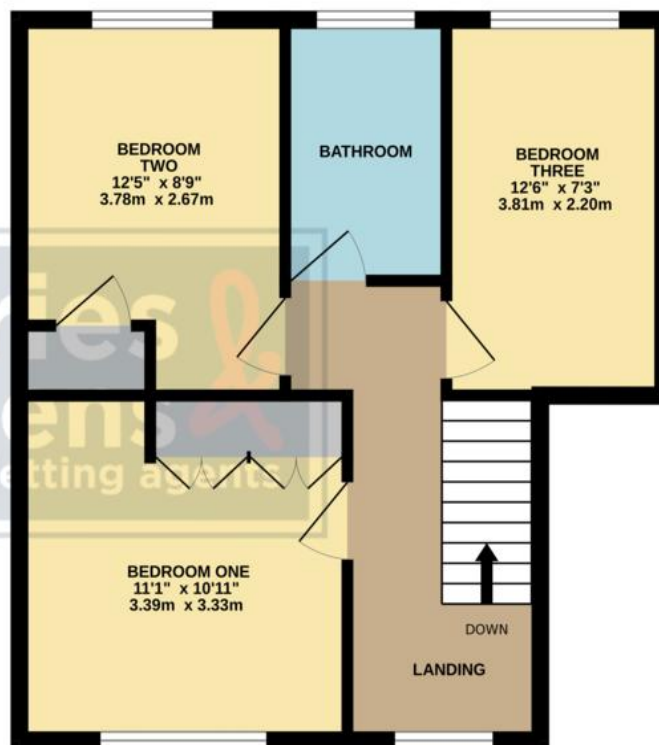
BATHROOM



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 856sq.ft. (79.5 sq.m.) approx.

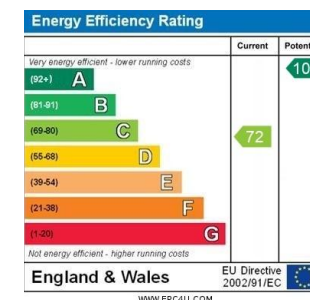
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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