

£260,000
8 Redlynch Close
West Leigh, PO9 2LN

PROPERTY SUMMARY

OFFERED WITH NO FORWARD! This three bedroom mid-terraced property is located in a popular residential area close to local amenities and a highly regarded local school. Benefiting from a rear extension as well as a large south facing garden, we feel this is ideally suited to first time buyers and families alike. The internal accommodation comprises a hallway, fitted kitchen and a lounge and dining space that opens up onto the rear garden, there is also ample storage to the side, the first floor landing leads to three well-proportioned bedrooms, wet room and WC. Contact us at your soonest opportunity to arrange your viewing to avoid disappointment.

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ENTRANCE HALL 6' 5" x 7' 9" (1.96m x 2.36m)

KITCHEN 7' 9" x 11' 7" (2.36m x 3.53m)

LOUNGE 13' 6" x 17' 10" (4.11m x 5.44m)

RECEPTION ROOM 7' 9" x 11' 6" (2.36m x 3.51m)

BEDROOM ONE 13' 8" x 11' 6" (4.17m x 3.51m)

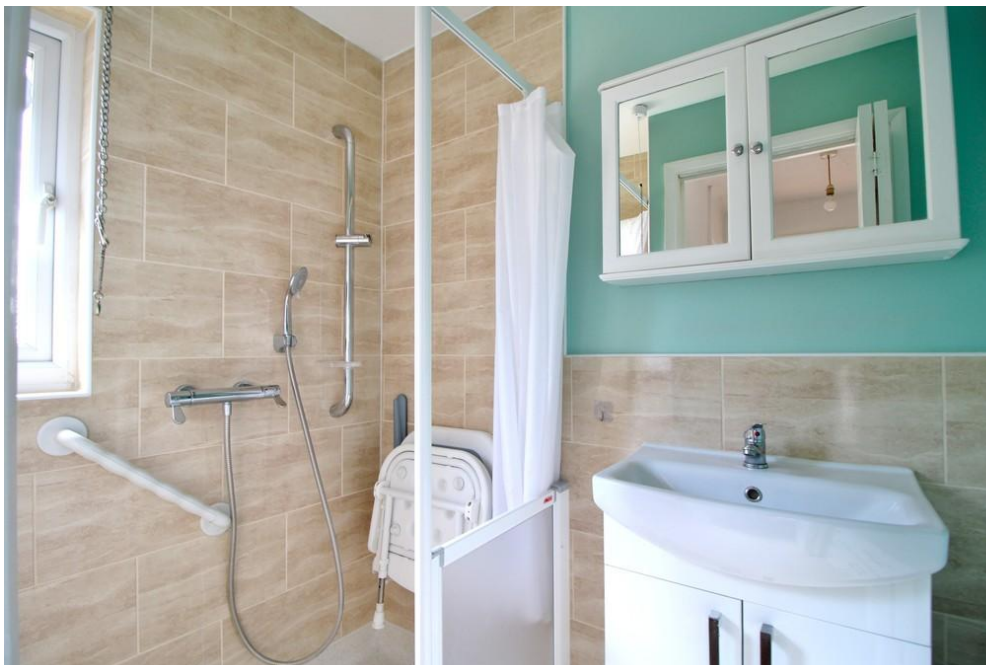
BEDROOM TWO 6' 10" x 11' 6" (2.08m x 3.51m)

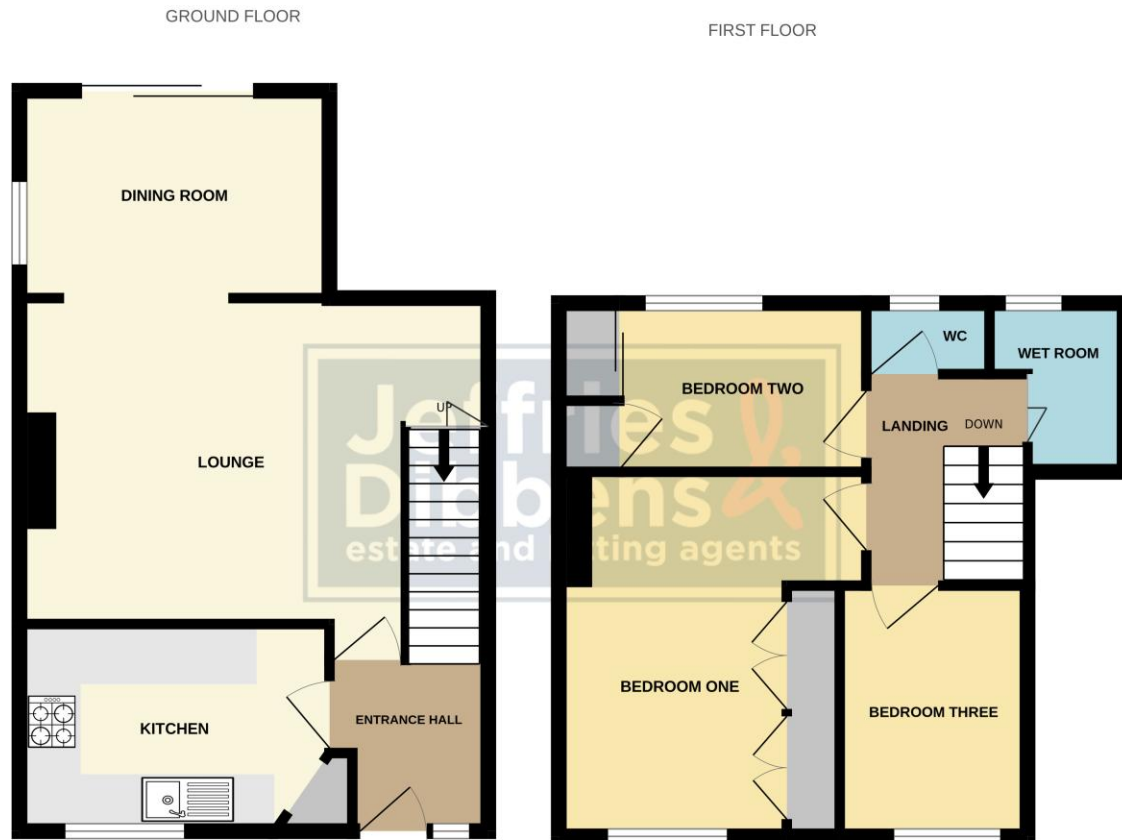
BEDROOM THREE 9' 5" x 7' 5" (2.87m x 2.26m)

BATHROOM 6' 4" x 5' 1" (1.93m x 1.55m)

WC 2' 8" x 4' 7" (0.81m x 1.4m)

GARDEN





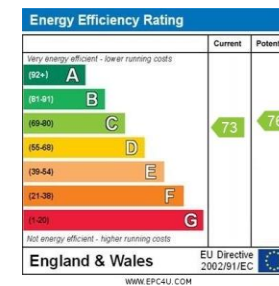
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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