



**£255,000**  
**31 Muccleshell Close**  
West Leigh, PO9 2HR

## PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom family home benefits from a South facing garden, and a modern fitted kitchen and boiler (both about 4 years old). The spacious accommodation comprises dual aspect lounge/diner, stylish kitchen, three well proportioned double bedrooms, bathroom suite and WC. To the rear is a lovely garden with a southerly aspect and a brick shed that could be used as a home office. We strongly believe this will make a wonderful first time buy/family home. Contact us today to arrange your internal viewing.

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## HALLWAY

**KITCHEN** 12' x 8' (3.66m x 2.44m)

**LOUNGE/DINER** 20' 4" x 10' 9" (6.2m x 3.28m)

## LANDING

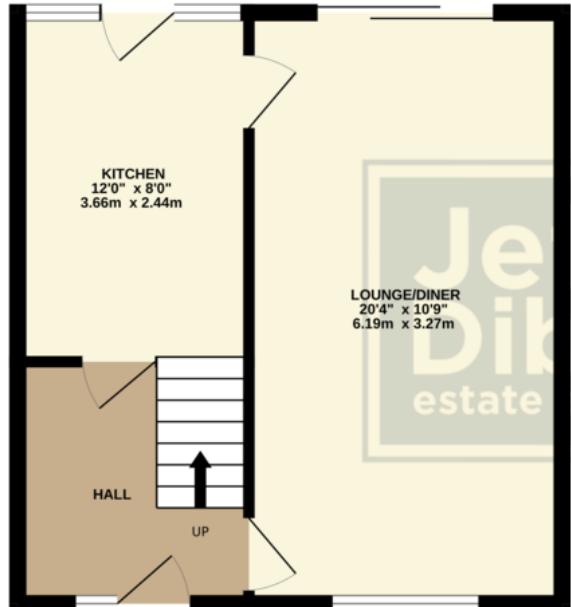
**BEDROOM ONE** 13' 2" x 9' (4.01m x 2.74m)

**BEDROOM TWO** 13' 2" x 8' 10" (4.01m x 2.69m)

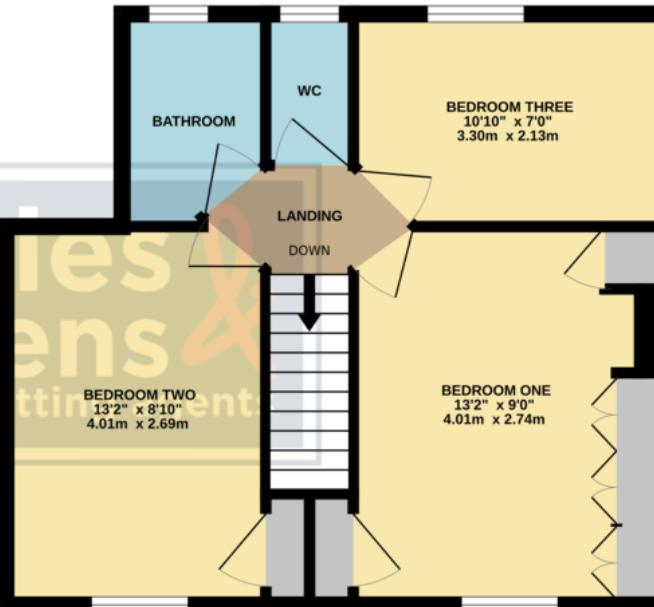
**BEDROOM THREE** 10' 10" x 7' (3.3m x 2.13m)



GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 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.

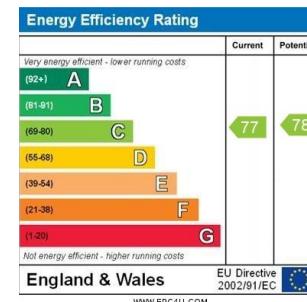
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LOCAL AUTHORITY  
Havant Borough Council

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.