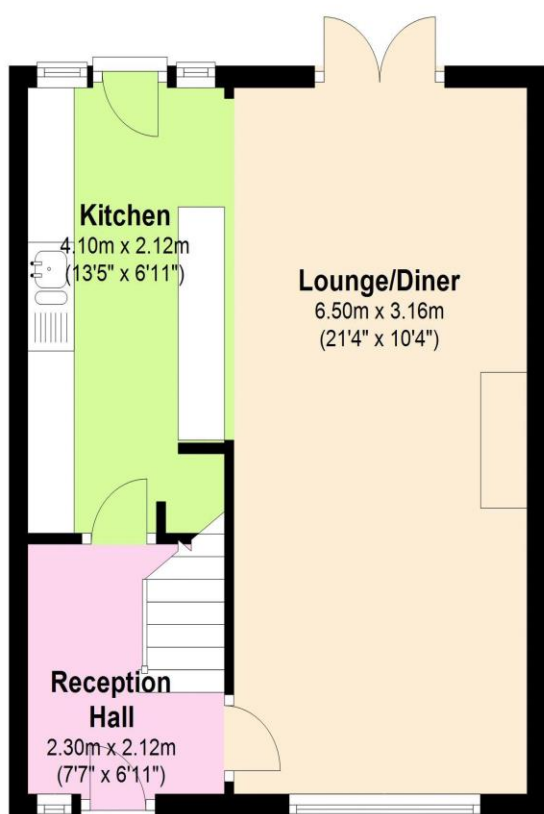




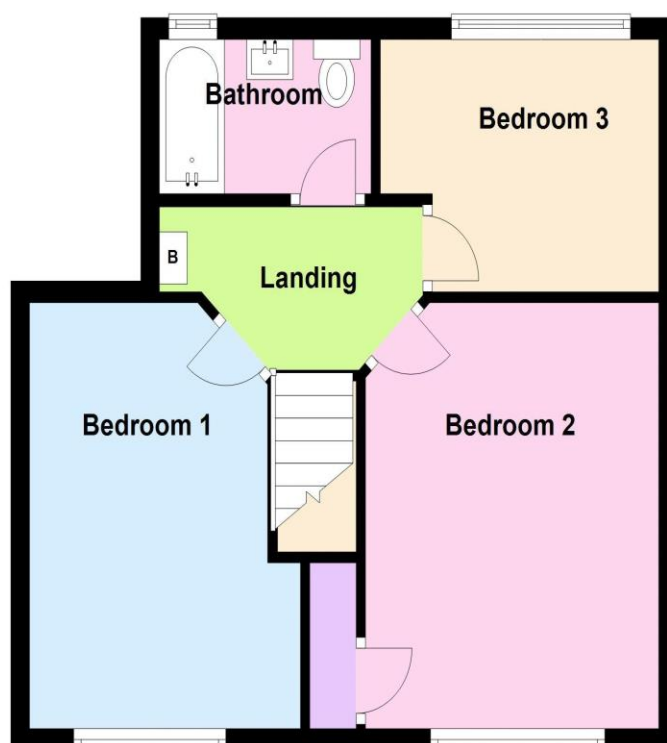
### Ground Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.0 sq. feet)

73 St Albans Road, Havant

**Wainwright Estates**

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73 St Albans Road  
Havant PO9 2JS

£260,000

DESCRIPTION

Immaculately presented and finished to a high specification, this three bedroom property can be found in the highly popular, West Leigh Location. Internally the property is decorated in neutral tones and has a light and airy feel throughout. To the ground floor there's a spacious, dual aspect, 21' lounge/diner which is partially open to the modern fitted kitchen. To the first floor there are three well proportioned bedrooms for the growing family and a modern fitted bathroom. Outside the owners have created a home office, ideal for anyone who has now found themselves working from home. There's also a generous sized rear garden. Additional benefits include double glazing and gas central heating (gas central heating and electrics both replaced in February 2018) Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

LOUNGE/DINER 21' 7" x 10' 7" (6.57m x 3.22m)

KITCHEN 14' 0" Narrowing to 10'1" x 7' 2" (4.26m x 2.18m)

FIRST FLOOR LANDING

BEDROOM 1 13' 7" x 10' 8" (4.14m x 3.25m)  
Two built in cupboards.

BEDROOM 2 13' 2" x 8' 3" (4.01m x 2.51m)



BEDROOM 3 10' 2" x 8' 5" (3.10m x 2.56m)

FAMILY BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m)

OUTSIDE

REAR GARDEN

COUNCIL TAX - HAVANT BOROUGH COUNCIL BAND B

