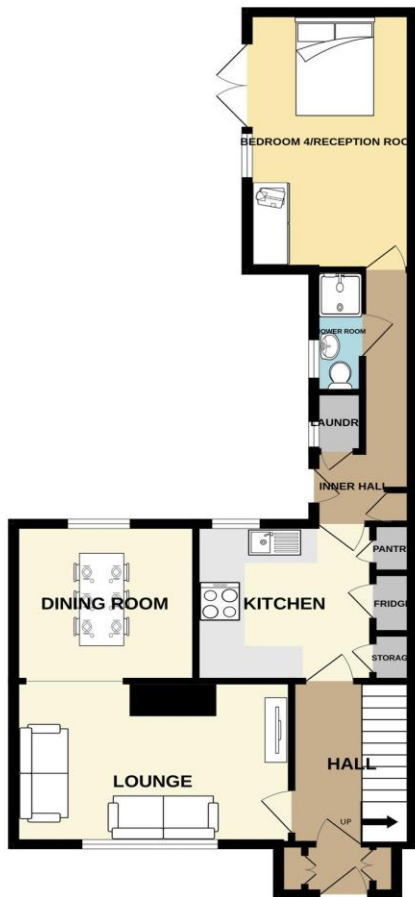




WAINWRIGHT ESTATES

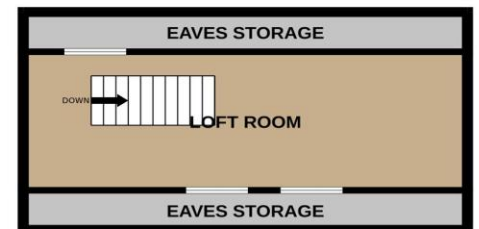
GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



LOFT ROOM
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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5 Highclere Avenue

Leigh Park, Havant PO9 4RB

Price: £315,000

DESCRIPTION

Extremely well presented and spacious FOUR BEDROOM terraced house PLUS additional LOFT ROOM situated within Leigh Park, Havant. Internally, to the ground floor the property comprises of a porch with storage for shoes and coats, a lounge opening onto the dining room, a modern fitted kitchen with plenty of storage cupboards, a laundry cupboard with space for a washing machine and tumble dryer, a modern fitted shower room and ground floor fourth bedroom or this could be used as an additional reception room depending on someone's needs. Upstairs you will find three bedrooms and a modern fitted bathroom with shower over the bath and twin sinks. There is also a loft room with fixed stair case. Outside you can enjoy the picturesque rear garden, an ideal place to sit and relax on a summers evening. Additional benefits include double glazing and gas central heating. This property must be viewed to fully appreciate all the space on offer.

ACCOMMODATION

ENTRANCE PORCH

HALLWAY

LOUNGE: 14' 9" x 9' 9" (4.49m x 2.97m)

DINING ROOM: 9' 8" x 9' 5" (2.94m x 2.87m)

KITCHEN: 9' 4" x 9' 4" (2.84m x 2.84m)

SHOWER ROOM: 7' 1" x 2' 6" (2.16m x 0.76m)

BEDROOM 4/RECEPTION ROOM: 15' 5" x 8' 9" (4.70m x 2.66m)

FIRST FLOOR LANDING



BEDROOM 1: 14' 4" x 8' 4" (4.37m x 2.54m)

BEDROOM 2: 13' 7" x 9' 4" Narrowing to 6'5" (4.14m x 2.84m)

BEDROOM 3: 8' 2" x 6' 2" (2.49m x 1.88m)

FAMILY BATHROOM: 10' 0" x 5' 2" (3.05m x 1.57m)

SECOND FLOOR

LOFT ROOM: 23' 7" x 8' 4" (7.18m x 2.54m)

OUTSIDE

FRONT & REAR GARDENS

