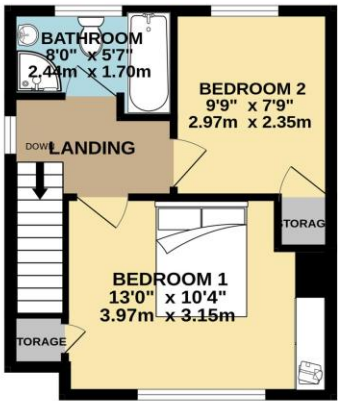
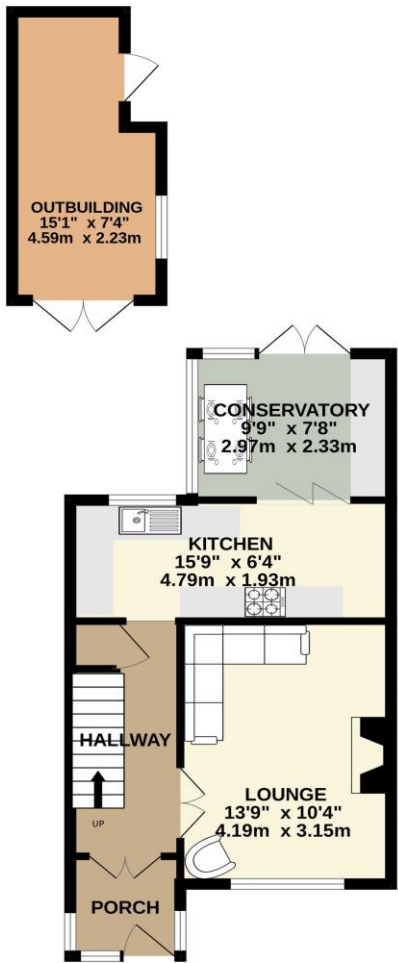


GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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Energy performance certificate (EPC)			
45 WINTERSLOW DRIVE HAWANT PO9 5DX	Energy rating D	Valid until:	7 May 2031
		Certificate number:	0390-2426-8050-2109-2625

Property type	End-terrace house
Total floor area	67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

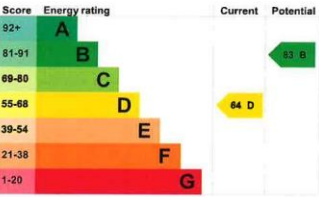
This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

45 Winterslow Drive

Leigh Park, Havant PO9 5DX

Price: £275,000

DESCRIPTION

This well presented TWO BEDROOM END OF TERRACE property is located on the outskirts of Leigh Park in Havant. Internally the property has a light and airy feel and consists downstairs of a lounge with a feature wood burner, modern fitted kitchen opening out into your double glazed conservatory which could be utilised as a dining area and a handy porch for shoes and coats. Upstairs you will find two well proportioned bedrooms and a modern four piece bathroom suite. Outside in your generous sized rear garden there's side access, a storage shed with power and light and a feature pond. Additional benefits come in the form of the property being fully double glazed, gas central heated and has OFF ROAD PARKING to the front of the property.

ACCOMMODATION

ENTRANCE PORCH: 5' 5" x 5' 1" (1.65m x 1.55m)

HALLWAY

LOUNGE: 13' 9" x 10' 4" (4.19m x 3.15m)

KITCHEN: 16' 2" x 6' 4" (4.92m x 1.93m)

CONSERVATORY: 9' 9" x 7' 7" (2.97m x 2.31m)
Plumbing for washing machine.

FIRST FLOOR LANDING

BEDROOM 1: 13' 0" x 10' 4" (3.96m x 3.15m)

BEDROOM 2: 10' 3" x 7' 9" (3.12m x 2.36m)



BATHROOM: 7' 8" x 5' 1" Narrowing to 4'5" (2.34m x 1.55m)

OUTSIDE

REAR GARDEN

SHED: 15' 1" x 7' 4" Narrowing to 5'4" (4.59m x 2.23m)

DRIVEWAY

ADDITIONAL INFORMATION

Tenure: Freehold
EPC Rating: D
Council Tax - Havant Borough Council Band B

