



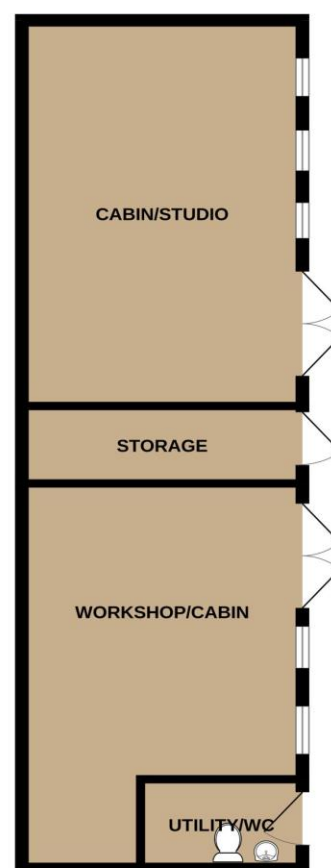
GROUND FLOOR



1ST FLOOR



OUTSIDE



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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13 Iping Avenue
Leigh Park, Havant PO9 4RH

Price: £350,000

DESCRIPTION

Tucked away and sitting on an extensive corner plot, this spacious, three bedroom end of terraced property is located in Leigh Park, Havant. Internally the property boasts downstairs a modern fitted kitchen/diner overlooking your impressive and large rear garden. There is also a cosy lounge to the front of the home. Upstairs you will find three well proportioned bedrooms and a family bathroom. The current owners have made vast improvements since owning the property including landscaping the rear garden, adding a porch, render and cladding to the front of the property as well as new radiators and redecoration throughout. Outside there is a large patio and lawn area plus two large log cabins, one being used as a workshop and the other a nursery, there is also a utility/WC area. Additional benefits come in the form of the property being fully double glazed, gas central heated and off road parking. This property offers huge potential and versatility and must be viewed to fully appreciate all it has to offer.

ACCOMMODATION

ENTRANCE PORCH & HALLWAY

LOUNGE 14' 9" x 10' 4" (4.49m x 3.15m)

KITCHEN/DINER 22' 1" x 9' 1" (6.73m x 2.77m)

FIRST FLOOR

BEDROOM 1 10' 6" to front of wardrobes x 10' 3" (3.20m x 3.12m)

BEDROOM 2 11' 4" Narrowing to 8'4" x 9' 2" (3.45m x 2.79m)

BEDROOM 3 9' 1" Narrowing to 5'8" x 8' 6" (2.77m x 2.59m)



BATHROOM 7' 8" x 5' 1" (2.34m x 1.55m)

OUTSIDE

REAR & SIDE GARDENS

CABIN/STUDIO 18' 2" x 12' 0" (5.53m x 3.65m)

CABIN/WORKSHOP 18' 2" Narrowing to 13'9 x 12' 0" narrowing to 5' (5.53m x 3.65m)

UTILITY/WC 7' 0" x 4' 3" (2.13m x 1.29m)

DRIVEWAY

