

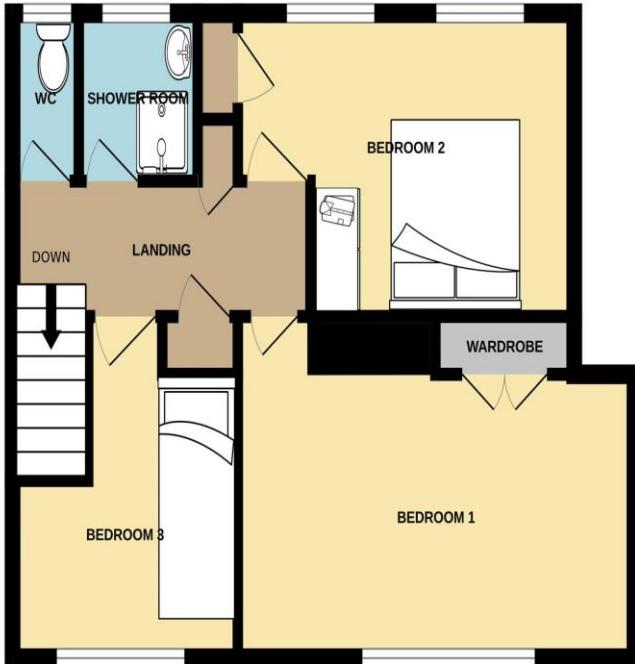


ESTATES  
**WAINWRIGHT**

GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 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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# 15 Iping Avenue

Leigh Park, Havant PO9 4RH

**Price: £270,000**

## DESCRIPTION

Deceptively spacious and overlooking a green this THREE BEDROOM property is located in Leigh Park, Havant. The property has been lovingly looked after by the current owners for the last 30 years and comprises downstairs of a fitted kitchen opening into a dining room as well as a generous sized separate lounge. Upstairs you will find three well proportioned bedrooms for a growing family as well as a shower room and separate w/c. Outside the rear garden has been lovingly cared for and has a storage shed, outside w/c and greenhouse. Additional benefits come in the form of the property being fully double glazed, gas central heated and is offered with no forward chain. An internal viewing is highly recommended and can be arranged by contacting Wainwright Estates on 02392 264500

## ACCOMMODATION

### ENTRANCE HALL

LOUNGE: 14' 9" x 10' 3" (4.49m x 3.12m)

KITCHEN: 11' 7" x 9' 1" (3.53m x 2.77m)

DINING ROOM: 9' 5" x 9' 1" (2.87m x 2.77m)

## FIRST FLOOR

BEDROOM 1: 14' 7" x 8' 7" (4.44m x 2.61m)

Built in wardrobe.

BEDROOM 2: 13' 5" Narrowing to 10'6 x 9' 2" (4.09m x 2.79m)

BEDROOM 3: 8' 6" Narrowing to 5'4" x 5' 8" widening to 9'0"(2.59m x 1.73m)



SHOWER ROOM: 5' 1" x 4' 6" (1.55m x 1.37m)

WC: 5' 1" x 2' 4" (1.55m x 0.71m)

## OUTSIDE

### REAR GARDEN

### FRONT GARDEN

