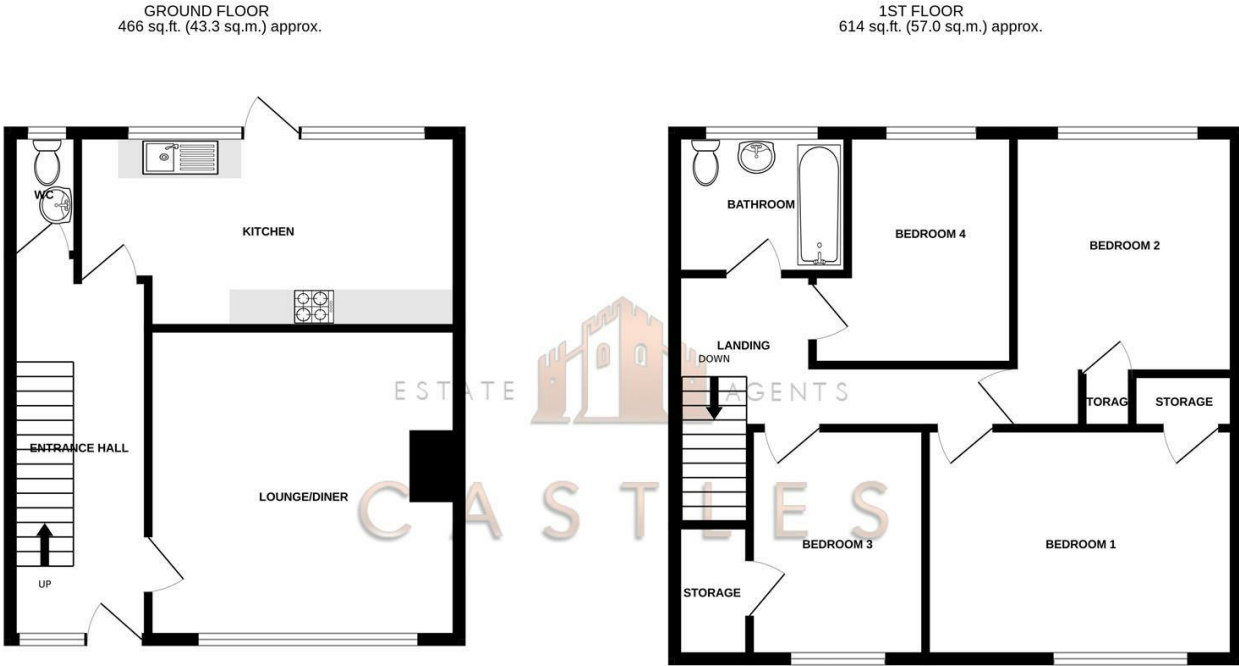




Floor Plan

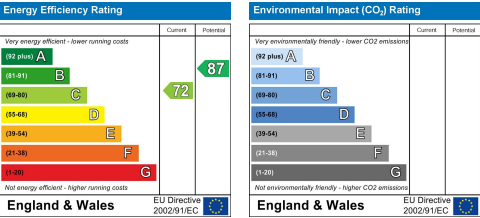


TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) approx.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



7 Leckford Road
Havant, PO9 5LH

We are pleased to welcome to the market this four bedroom mid terrace property with off road parking for two cars located in Leckford Road, Havant.

The property is well presented throughout and the ground floor consists of a generous lounge room to the front with fitted shutter blinds. To the rear is an open plan kitchen diner with access to a downstairs w/c and out to the garden.

Moving upstairs there are four double bedrooms and a modern fitted bathroom.

Externally there is off road parking to the front for two vehicles with side access available. The rear garden is a fair size, is west facing and features brick built storage.

Opposite the property there is a play park and local shops and transport links are nearby.

For more information or to arrange a viewing please call Castles today.

Offers over £300,000

DIRECTORS

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7 Leckford Road
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- FOUR BEDROOMS
- SPACIOUS LOUNGE ROOM
- WEST FACING GARDEN
- IDEAL FIRST TIME BUY
- OFF ROAD PARKING
- MODERN BATHROOM
- KITCHEN DINER ACROSS THE REAR
- CLOSE TO LOCAL SHOPS & TRANSPORT LINKS

LOUNGE
14'1" x 14'1" (4.3 x 4.3)

W/C
2'11" x 5'6" (0.9 x 1.7)

KITCHEN/DINER
17'0" x 8'10" (5.2 x 2.7)

BATHROOM
7'10" x 6'2" (2.4 x 1.9)

BEDROOM 1
14'1" x 10'5" (4.3 x 3.2)

BEDROOM 2
10'2" x 13'5" (3.1 x 4.1)

BEDROOM 3
7'10" x 9'6" (2.4 x 2.9)

BEDROOM 4
9'2" 10'5" (2.8 3.2)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree

a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

