



90 Prospect Lane

Leigh Park, Havant, PO9 5NY

£250,000



TWO BEDROOM TERRACED HOME ON ROWLANDS CASTLE/HAVANT BORDERS ** REAR PEDESTRIAN ACCESS THROUGH THE GARDEN ** TWO DOUBLE BEDROOMS ** POTENTIAL RENTAL INCOME OF £1,100PCM **



An ideal first home, or addition to a rental portfolio, is this two bedroom terraced home on Prospect Lane.

Entering via the front door you arrive in the entrance hall which has stairs to the first floor and doors to the kitchen and living space. The kitchen is fitted with a range of wall and base units with roll-edge work surfaces over, with inset stainless steel sink and drainer. Room for freestanding appliances including cooker and washing machine.

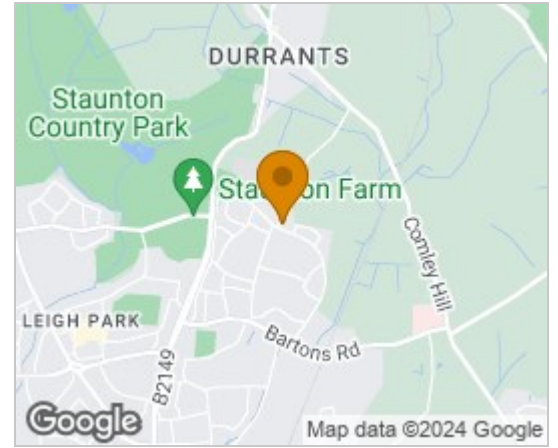
In the lounge diner there are French doors on to the garden and room for a large sofa suite plus additional freestanding furniture (currently accommodates an office space too!) and the room is adorned with TV and telephone points.

On the first floor there are two double bedrooms and a bathroom. The bathroom is fitted with a white suite comprising a bath with shower over, low-level flush WC and wash hand basin. Both bedrooms have a window to the respective elevation and the bedroom at the front has fitted wardrobes.

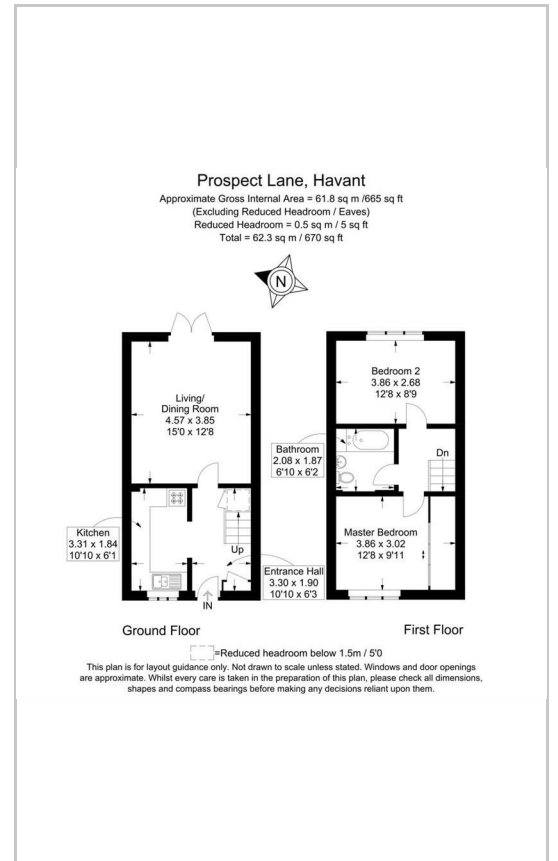
The rear garden has gated pedestrian access from behind - handy for tools and kids toys - and is largely laid to lawn with a patio area and footpath.

Viewings are strictly by appointment only...

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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