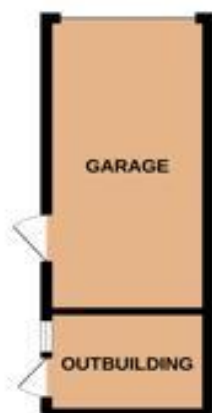




GROUND FLOOR  
674 sq ft. (62.6 sq m.) approx.

1ST FLOOR  
458 sq ft. (42.5 sq m.) approx.



TOTAL FLOOR AREA: 1132 sq ft. (105.2 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, walls, ceilings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, suppliers and appliances shown here are not to be taken as a guarantee as to their operability or efficiency and no guarantee is made with reference to them.

31 May 2036  
er: 5736-2025-7400-0219-7276

e  
is

<https://www.gov.uk/guidance/domestic->

ows this property's current and rgy rating.

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

is in England and Wales:

energy rating is D  
energy score is 60

# 217 Wakefords Way

West Leigh, Havant PO9 5JW

**Price: £285,000**

## DESCRIPTION

GARAGE to rear! Renovated throughout, this spacious three bedroom home is situated in West Leigh, Havant and is offered with no forward chain enabling a quick sale. This 'turn key' property benefits from a new roof, new gas central heating system, new front door and the property has been re-wired. Internally, step inside the light filled entrance hall, from here there's a spacious lounge/diner, brand new kitchen/breakfast room with integrated fridge/freezer, dishwasher and washing machine, there is also a handy WC. Upstairs you will find three well proportioned bedrooms and a modern fitted bathroom. Outside there's a low maintenance rear garden with rear access plus access to your garage and outbuilding. Internal viewing highly recommended.

## ACCOMMODATION

### ENTRANCE HALL

LOUNGE/DINER: 17' 1" Narrowing to 13'6" x 14' 1" (5.20m x 4.29m)

KITCHEN/BREAKFAST ROOM: 13' 2" x 9' 5" (4.01m x 2.87m)

WC

### FIRST FLOOR

BEDROOM 1: 11' 9" x 10' 1" (3.58m x 3.07m)

BEDROOM 2: 11' 7" x 9' 5" (3.53m x 2.87m)

BEDROOM 3: 8' 9" Narrowing to 6'2" x 9' 7" Narrowing to 6'5" (2.66m x 2.92m)



BATHROOM: 8' 1" x 5' 3" (2.46m x 1.60m)

## OUTSIDE

REAR GARDEN

GARAGE: 15' 8" x 8' 1" (4.77m x 2.46m)

OUTBUILDING: 5' 6" x 8' 1" (1.68m x 2.46m)

