



£295,000
71 Keyhaven Drive
Leigh Park, PO9 4BY

PROPERTY SUMMARY

With ample off road parking to the front, this spacious end terraced home sits well in its corner plot. The well presented accommodation comprises hallway, lounge, fitted kitchen, conservatory and utility room to the ground floor with the first floor landing leading the family bathroom suite and three well proportioned bedrooms. There is a wrap around garden to side and rear and has a summerhouse/garden studio. Additionally benefitting from a recently installed boiler and there is potential to further extend (subject to the usual permissions). An internal viewing is essential to truly appreciate the space on offer, contact us today to arrange your viewing.

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HALLWAY

LOUNGE 13' 6" x 13' 4" (4.11m x 4.06m)

KITCHEN 19' 9" x 7' 8" (6.02m x 2.34m)

CONSERVATORY 14' 8" x 11' 3" (4.47m x 3.43m)

UTILITY ROOM 11' 3" x 6' 3" (3.43m x 1.91m)

LANDING

BEDROOM ONE 11' 11" x 11' 6" (3.63m x 3.51m)

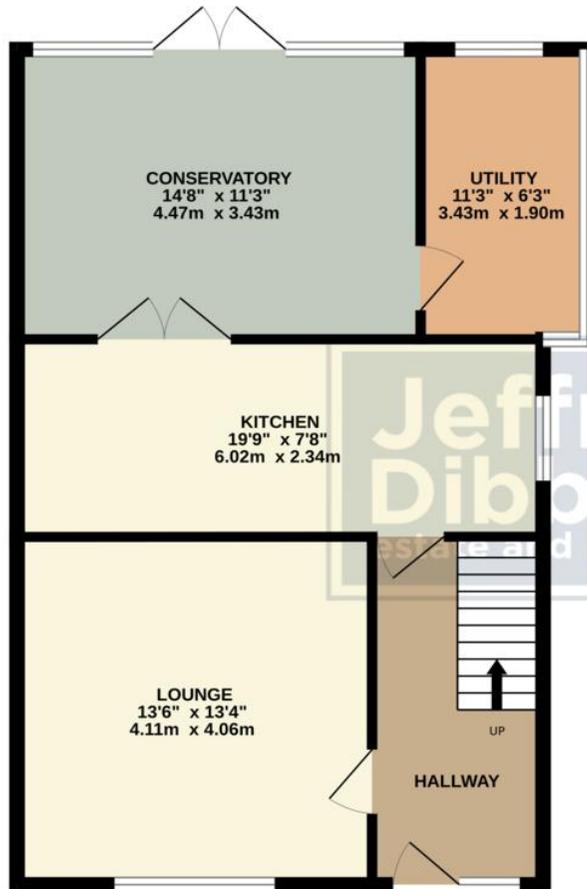
BEDROOM TWO 11' 6" x 9' 3" (3.51m x 2.82m)

BEDROOM THREE

BATHROOM



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 sq.m.) approx.

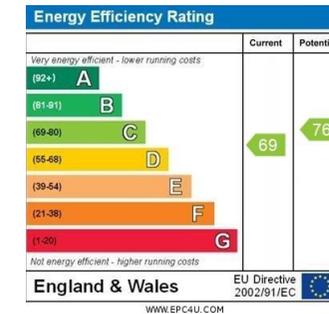
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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