



£245,000
31 Stroudwood Road
West Leigh, PO9 2HY

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom family home, located less than a half mile walk from central Havant with its excellent amenities and mainline train station could make an ideal first purchase or investment. Accommodation briefly comprises a lounge/diner, fitted kitchen, three double bedrooms, a WC and bathroom. Outside, there is a front garden with the access through to the enclosed rear garden. Additional benefits include the double glazing and a gas central heating system with a recently installed boiler. Contact us today to arrange your internal viewing.

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HALL

LOUNGE/DINER 20' 4" x 10' 9" (6.2m x 3.28m)

KITCHEN 11' 9" x 7' 11" (3.58m x 2.41m)

LANDING

BEDROOM ONE 13' 1" x 10' 11" (3.99m x 3.33m)

BEDROOM TWO 13' 1" x 8' 11" (3.99m x 2.72m)

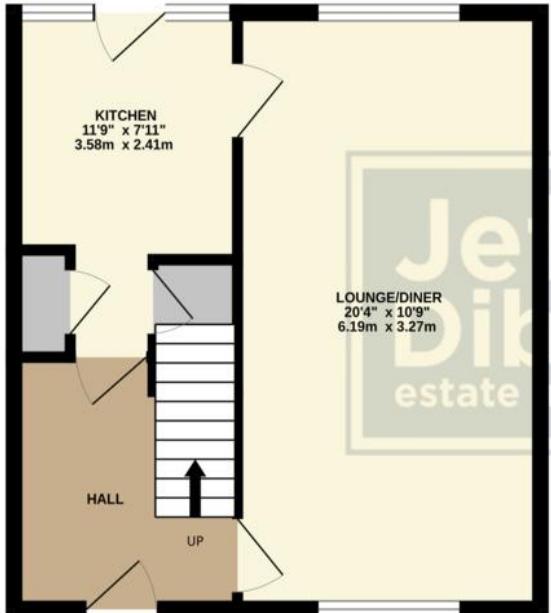
BEDROOM THREE 10' 9" x 7' 4" (3.28m x 2.24m)

BATHROOM

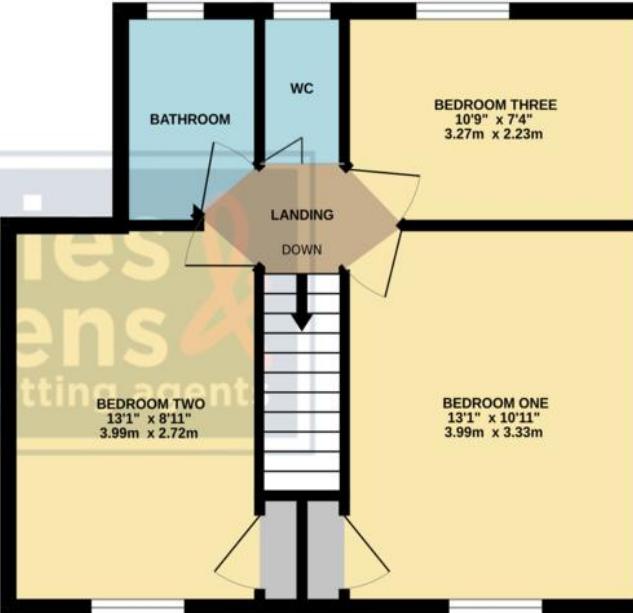
WC



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 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 D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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.