



£239,995
76 Barncroft Way
Leigh Park, PO9 3AQ

PROPERTY SUMMARY

This lovely two bedroom property, with its modern fitted kitchen and bathroom suite, benefits from contemporary décor throughout, and would make a perfect ready to move into home for any young family or maybe first time buyers. Well presented accommodation also consists of a useful ground floor cloakroom and an entrance hall with stairs rising to the first floor. The good sized South/Westerly facing garden is mainly laid to lawn and features a lovely little patio area ideal for sun lovers! The location is convenient for schools and has good commuter links including road, bus routes and Havant town centre with its mainline station and amenities is only a mile or so away.





HALLWAY

LOUNGE 15' 3" x 10' 6" (4.65m x 3.2m)

KITCHEN 14' x 7' 1" (4.27m x 2.16m)

WC

LANDING

BEDROOM ONE 14' x 10' 2" (4.27m x 3.1m)

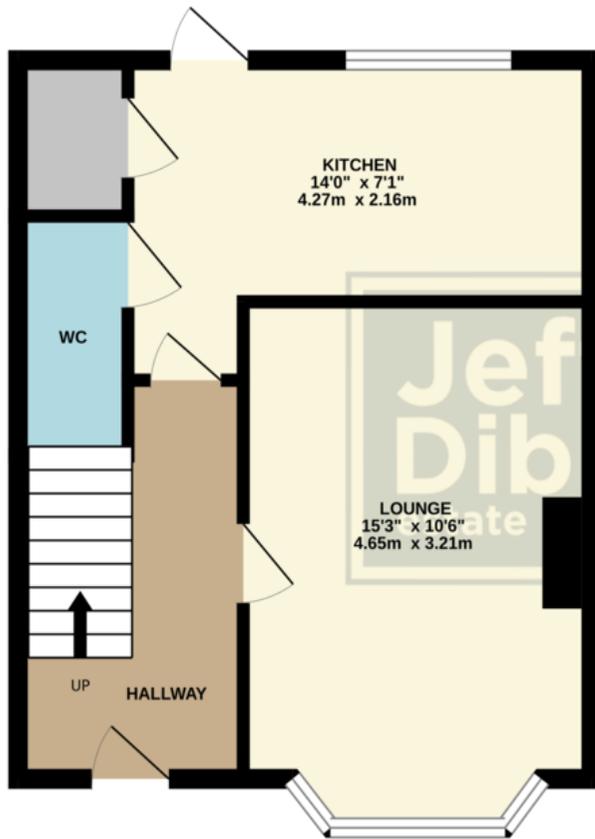
BEDROOM TWO 10' 11" x 10' 4" (3.33m x 3.15m)

BATHROOM 6' 1" x 5' 1" (1.85m x 1.55m)

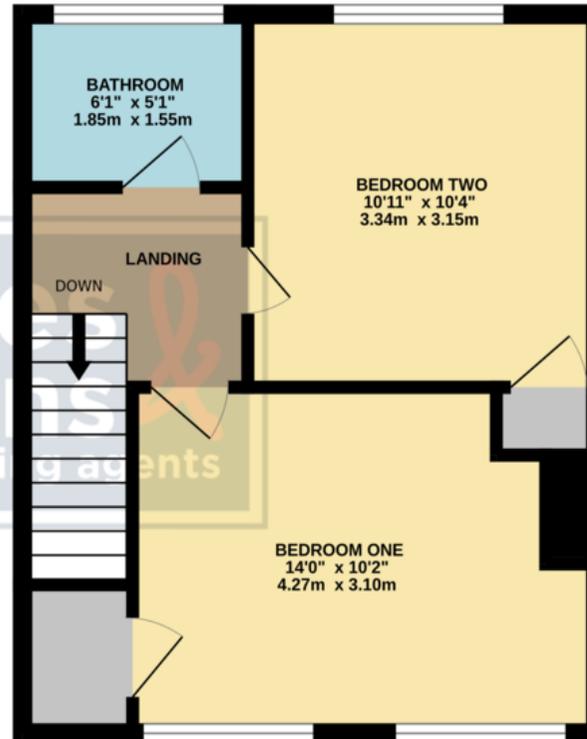
AGENTS NOTE

Please note that the seller of this property is a person connected with Jeffries & Dibbens as defined in the Estate Agents Act 1979.

GROUND FLOOR



1ST FLOOR



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

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.

**Jeffries
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