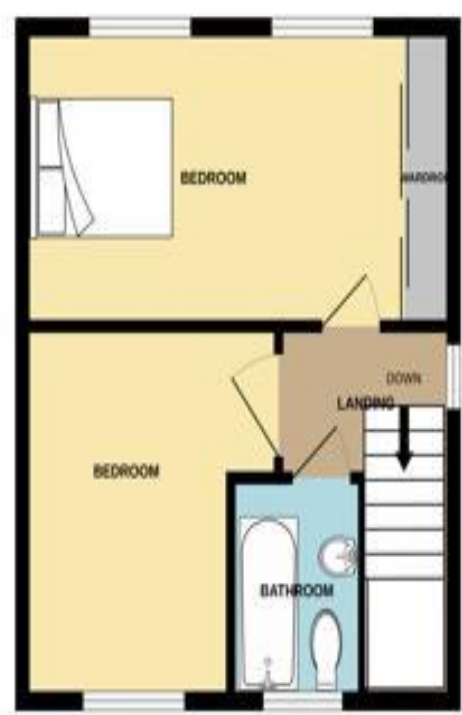




GROUND FLOOR
305 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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.
Made with Blueprints 12023.

Energy performance certificate (EPC)

74, Winterslow Drive HAWANT PO9 5DZ	Energy rating C	Valid until: 25 April 2036
		Certificate number: 3336-5624-0600-0834-1222

Property type	End-terrace house
Total floor area	68 square metres

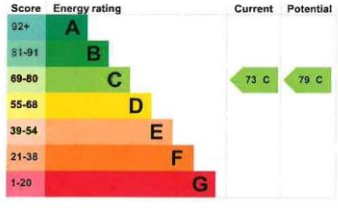
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

74 Winterslow Drive

Leigh Park, Havant PO9 5DZ

Price: £260,000

DESCRIPTION

Set back from the road this well presented and spacious two bedroom end of terraced property is located on the outskirts of Leigh Park, Havant. Internally, downstairs the property boasts a modern fitted kitchen with space for American-Style fridge/freezer, dishwasher, washing machine and tumble dryer. a spacious lounge overlooks your picturesque and sunny rear garden, plus there's a handy downstairs cloakroom. Upstairs you will find a spacious main bedroom with fitted wardrobes, a double second bedroom and a family bathroom. Outside summer evenings can be spent in your private and sunny rear garden. Additional benefits come in the form of side access, double glazing and gas central heating. On leaving the property you are ideally situated to take a short stroll to Staunton country park for a lovely walk around the gardens.

ACCOMMODATION

ENTRANCE HALL

KITCHEN: 10' 6" x 10' 0" (3.20m x 3.05m)

LOUNGE: 17' 0" x 8' 5" (5.18m x 2.56m)

WC

FIRST FLOOR

BEDROOM 1: 14' 5" to front of wardrobes x 8' 5" (4.39m x 2.56m)

BEDROOM 2: 10' 7" x 8' 0" (3.22m x 2.44m)

BATHROOM



OUTSIDE

REAR GARDEN

