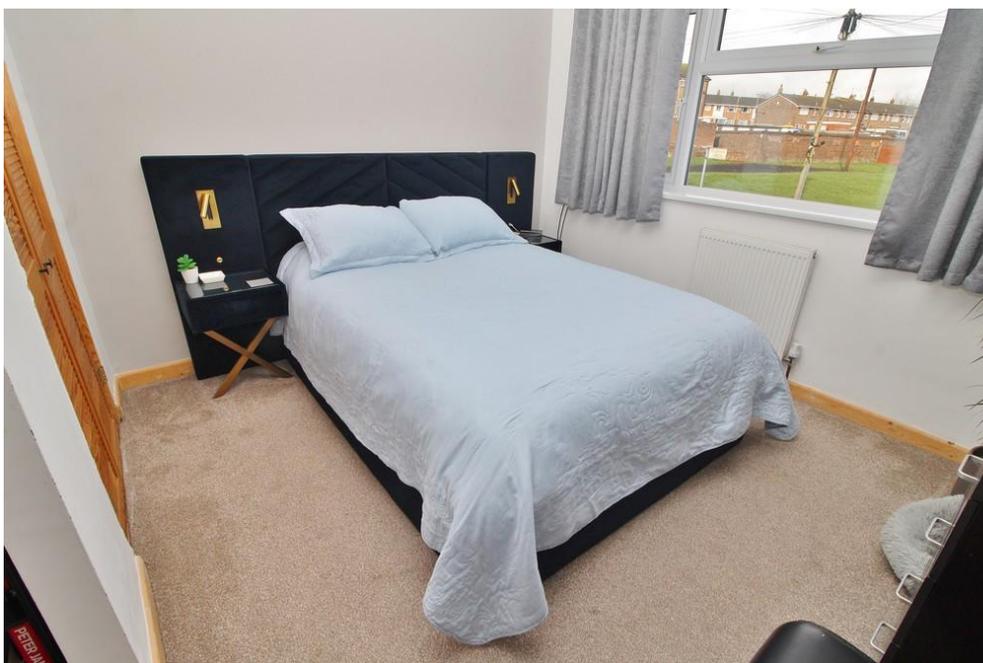


£255,000
9 Freefolk Green
West Leigh, PO9 5RA

PROPERTY SUMMARY

This very nicely presented home located in West Leigh would make a lovely starter home for first time buyers or a young family. The accommodation comprises a spacious entrance hall with stairs to first floor, a bright and airy lounge, an attractive kitchen/dining room, and the ground floor space has been further enhanced to include a useful study/occasional room. On the first floor there are three bedrooms and an attractive bathroom suite including a freestanding shower cubicle as well as a bath. Viewing recommended.





ENTRANCE HALL

LOUNGE 14' 8" x 13' 11" (4.47m x 4.24m)

KITCHEN/DINER 18' x 9' (5.49m x 2.74m)

LOBBY

STUDY 9' 1" x 8' 4" (2.77m x 2.54m)

LANDING

BEDROOM ONE 10' 9" x 9' 3" (3.28m x 2.82m)

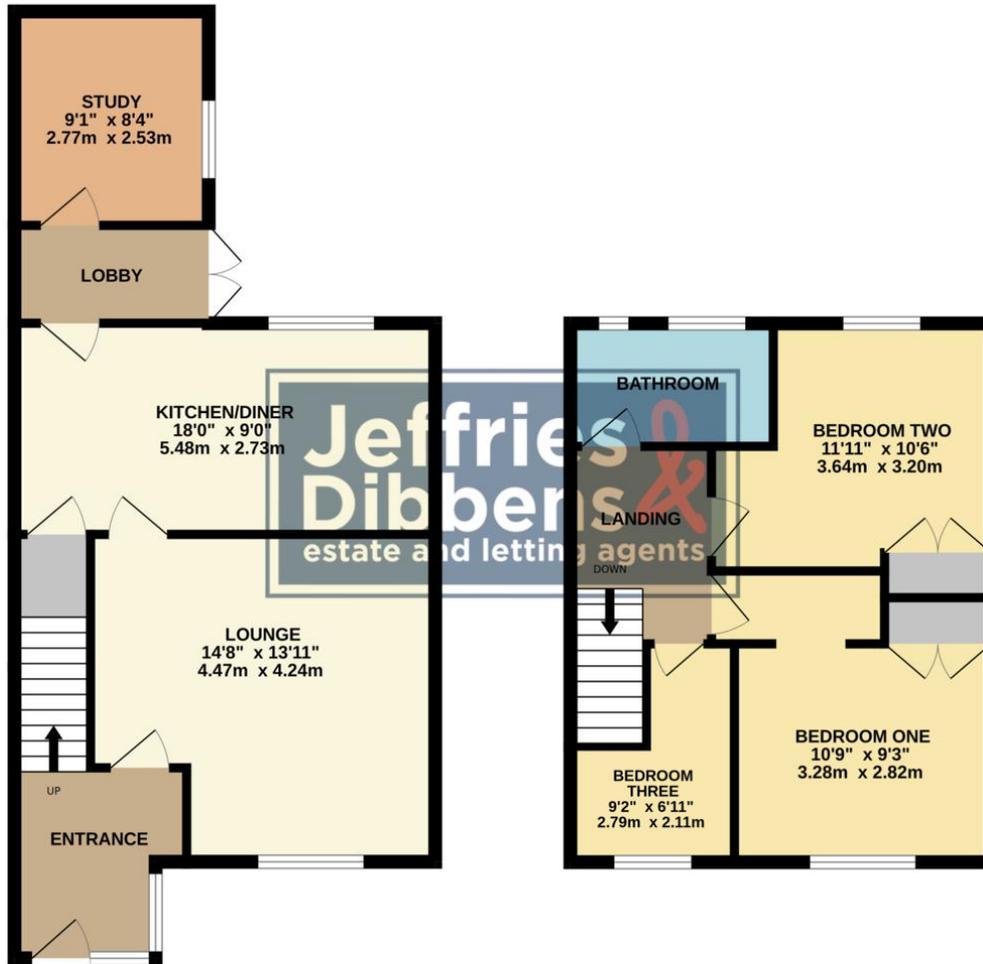
BEDROOM TWO 11' 11" x 10' 6" (3.63m x 3.2m)

BEDROOM THREE 9' 2" x 6' 11" (2.79m x 2.11m)



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

EPC TO FOLLOW

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.

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