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O'HARA
PROPERTIES & ESTATES

WAKFORDS WAY | HAVANT | PO95JR

£245,000



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WELCOME Home

BOOK YOUR VIEWING TODAY | TWO DOUBLE BEDROOMS | LARGE GARDEN & WORKSHOP | SOUGHT-AFTER WEST LEIGH LOCATION

O'Hara Properties & Estates are delighted to offer for sale this spacious two-bedroom mid-terraced home, ideally situated in the highly desirable West Leigh area, just moments from the picturesque village of Rowlands Castle.

Offering fantastic potential to modernise and add value, this property is an excellent opportunity for first-time buyers, buy-to-let investors, or anyone looking to create their ideal home in a sought-after location.

The accommodation comprises a bright and spacious lounge, a generous kitchen/dining room, two double bedrooms, and a family bathroom. Further benefits include gas central heating, double glazing, and well-proportioned rooms throughout.

To the rear, the property boasts a large enclosed garden with a separate workshop and storage shed, making it ideal for DIY enthusiasts, home working, hobbies or additional storage.

Ideally located close to highly regarded schools, local shops, countryside walks, bus routes and excellent road and rail links, this home combines peaceful surroundings with superb everyday convenience. Properties in West Leigh rarely stay on the market for long. With spacious accommodation, huge potential and a fantastic location, this is an opportunity not to be missed. Contact O'Hara Properties & Estates today to arrange your viewing.



Wakefords Way, Havant

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft

Outbuilding = 6.5 sq m / 70 sq ft

Total = 84 sq m / 904 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



ENTRANCE HALLWAY
STAIRS TO FIRST FLOOR
LOUNGE
KITCHEN
REAR GARDEN
LANDING
BEDROOM 1
BEDROOM 2
BATHROOM





FEATURES

- MID TERRACE
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM
- REAR GARDEN
- FRONT GARDEN
- NO FORWARD CHAIN

