

£250,000
11 Moorgreen Road
West Leigh, PO9 5RZ

PROPERTY SUMMARY

This two bedroom end terraced house offers Eco friendly living with fully owned solar panels. With potential for off road parking to front (subject to the usual permissions) the internal accommodation comprises a spacious lounge with double doors to the front, contemporary fitted kitchen, rear conservatory and a side extension providing a ground floor WC. Upstairs there are two well proportioned double bedrooms and a shower room. The rear garden benefits from a West facing aspect with paved and lawn areas and a brick shed. Additional benefits include new double glazing and front door (2024), a brand-new boiler (2025), and recently installed, fully owned solar panels (2025). Internal viewings are highly recommended, contact us today to arrange your appointment.





HALLWAY

LOUNGE 14' 5" x 10' 11" (4.39m x 3.33m)

KITCHEN 17' x 7' (5.18m x 2.13m)

CONSERVATORY 11' 10" x 11' 10" (3.61m x 3.61m)

LOBBY

WC

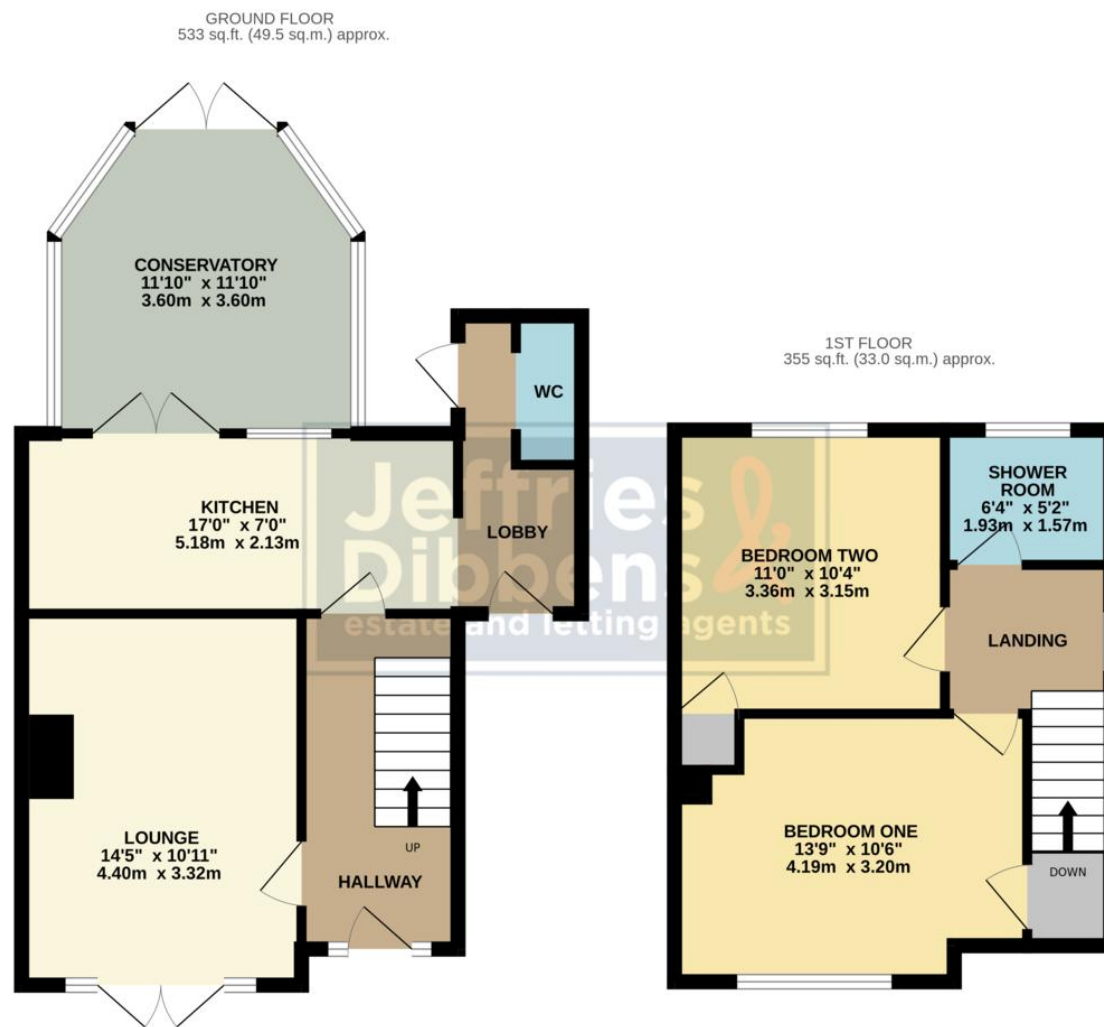
LANDING

SHOWER ROOM 6' 4" x 5' 2" (1.93m x 1.57m)

BEDROOM ONE 13' 9" x 10' 6" (4.19m x 3.2m)

BEDROOM TWO 11' x 10' 4" (3.35m x 3.15m)





TOTAL FLOOR AREA : 888 sq.ft. (82.5 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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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