

£250,000
60 Barncroft Way
Havant, PO9 3AQ

PROPERTY SUMMARY

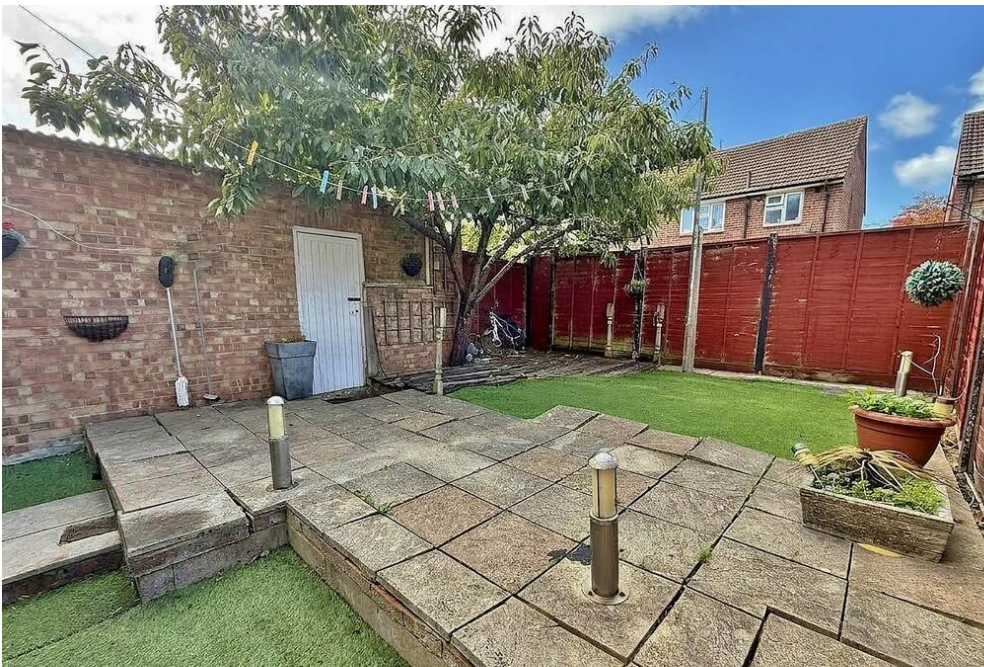
Situated in Leigh Park, this well-presented three-bedroom property offers spacious home, making it an ideal purchase for first-time buyers, families and investors alike. The property comprises three good-sized bedrooms, a fitted family bathroom, a modern fitted kitchen with utility, and lounge/diner providing an excellent space for both relaxing and entertaining. Outside, the property benefits from an enclosed south-facing rear garden, complete with a useful brick-built shed. Further benefits include gas central heating, double glazing and a convenient location close to local schools, amenities and transport links. An internal viewing is highly recommended. Contact our Havant branch today to arrange your viewing and avoid missing out!

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PORCH

LOUNGE/DINER 17' x 13' (5.18m x 3.96m)

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

UTILITY

LANDING

BEDROOM ONE 13' x 11' 5" (3.96m x 3.48m)

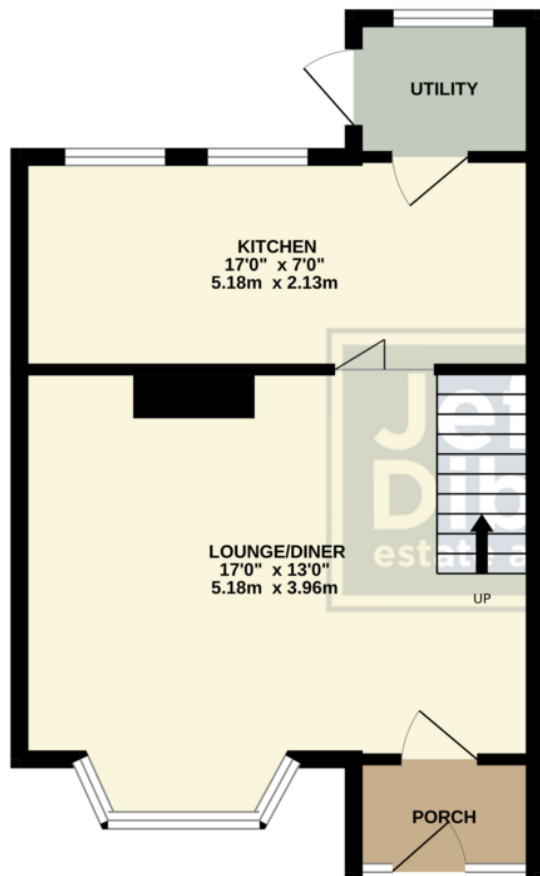
BEDROOM TWO 11' 5" x 7' (3.48m x 2.13m)

BEDROOM THREE 10' x 9' 5" (3.05m x 2.87m)

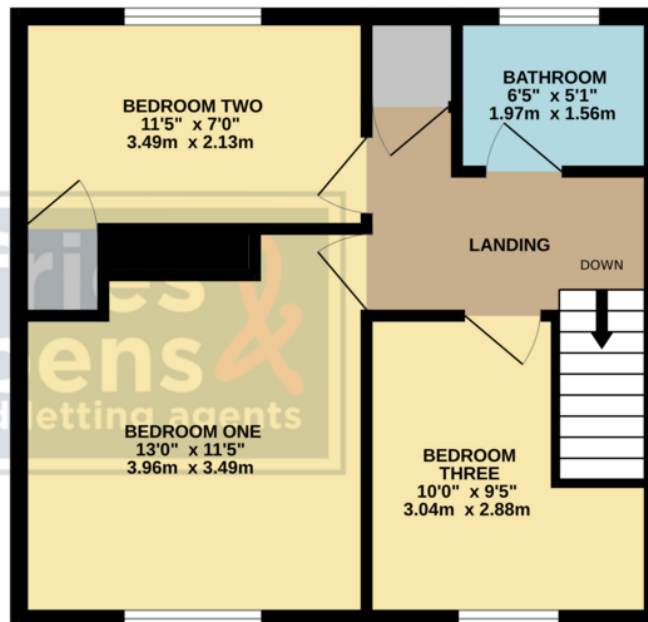
BATHROOM 6' 5" x 5' 1" (1.96m x 1.55m)

GARDEN

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



FIRST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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

TENURE

Freehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	62 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.

**Jeffries
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