

**£270,000**  
**134 Botley Drive**  
Leigh Park, PO9 4QZ



## PROPERTY SUMMARY

Occupying a good sized corner plot, this lovely end of terrace property has undergone an extensive programme of modernisation by the current seller, who has now created a great ready to move into home, perfect for first time buyers and young families. The accommodation provides well-proportioned rooms throughout and consists of a lounge, stylish kitchen/dining room with conservatory beyond, a cloakroom on a mezzanine level and stairs continuing up the two double bedrooms and a contemporary family bathroom. Outside there is a big front garden with side access to the rear garden which is larger than average with a patio area, brick store shed and recently grass seeded area and double gates with hardstanding. No forward chain.

2   
1   
1 





**PORCH**

**HALL**

**LOUNGE/DINER 17' x 11' 5" (5.18m x 3.48m)**

**KITCHEN 12' 5" x 10' 4" (3.78m x 3.15m)**

**CONSERVATORY**

**WC**

**LANDING**

**BEDROOM ONE 17' x 11' 5" (5.18m x 3.48m)**

**BEDROOM TWO 12' 6" 5" (3.81m x 0.13m)**

**BATHROOM 5' 6" x 6' 0" (1.68m x 1.83m)**





GROUND FLOOR  
508 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

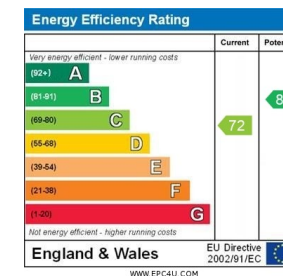


**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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  
Dibbensen**  
estate and letting agents

**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk