

£265,000

76 Blendworth Crescent

Leigh Park, PO9 2BG

PROPERTY SUMMARY

Occupying a popular crescent in Leigh Park, this nicely presented and thoughtfully extended end-of-terrace home offers deceptively spacious accommodation, ideal for first-time buyers and young families. The bright lounge features patio doors opening onto a large decked seating area and a low-maintenance paved rear garden. The modern fitted kitchen offers an excellent range of units and integrated appliances, including a five-burner hob. A particular advantage is the ground floor bathroom, complemented by a contemporary first-floor shower room. Upstairs are two generous double bedrooms, while the side extension and removal of the chimney breast have created additional living space. Ceiling fans in the lounge and both bedrooms provide extra comfort during warmer months. Outside, the property benefits from off-road parking to the front. Early viewing is highly recommended to appreciate everything this fantastic home has to offer.

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ENTRANCE HALL

INNER HALL

BATHROOM

KITCHEN/BREAKFAST ROOM 11' x 10' 6"
(3.35m x 3.2m)

LOUNGE/DINER 17' 6" x 8' 10" (5.33m x 2.69m)

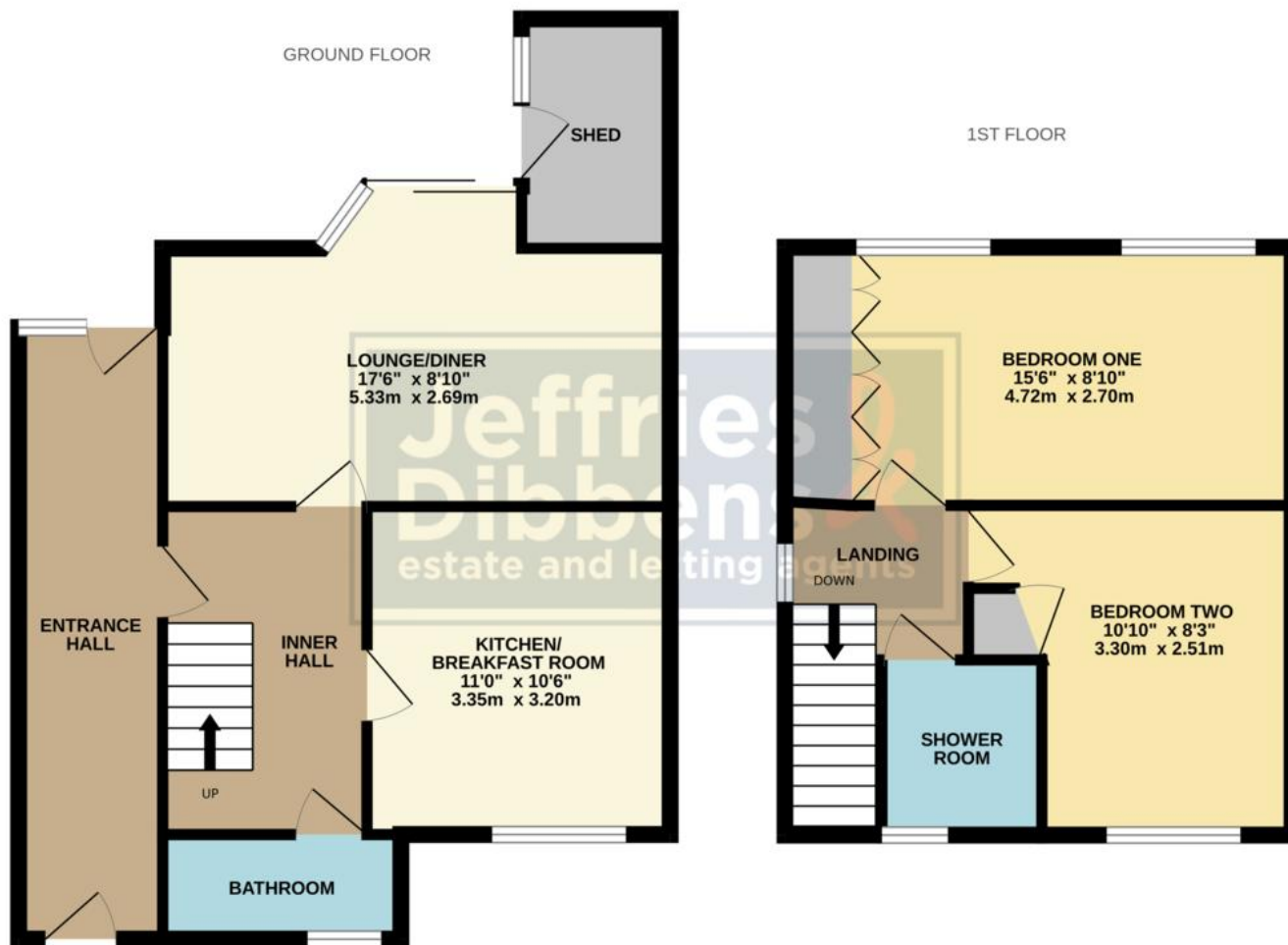
LANDING

BEDROOM ONE 15' 6" x 8' 10" (4.72m x 2.69m)

BEDROOM TWO 10' 10" x 8' 3" (3.3m x 2.51m)

SHOWER ROOM





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		
81-91	B		
69-80	C	77 C	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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