

£250,000
60 Littlegreen Avenue
West Leigh, PO9 2LF

PROPERTY SUMMARY

This three bedroom terrace home in West Leigh would make for an ideal purchase for a young family or even a discerning first time buyer! Nicely located in a popular avenue and within the catchment area of the well regarded St Albans Primary School and only a mile or so from Havant Town Centre, with its excellent shopping bus & rail links, we feel that this property offers ample scope for enhancement to create a lovely family home. The accommodation also includes a large double aspect lounge/dining room and a kitchen and modern shower room. Outside there are lawn gardens to both front and rear. Viewing highly recommended.





ENTRANCE HALL

KITCHEN 13' 3" x 6' 10" (4.04m x 2.08m)

LOUNGE/DINER 21' 5" x 10' 4" (6.53m x 3.15m)

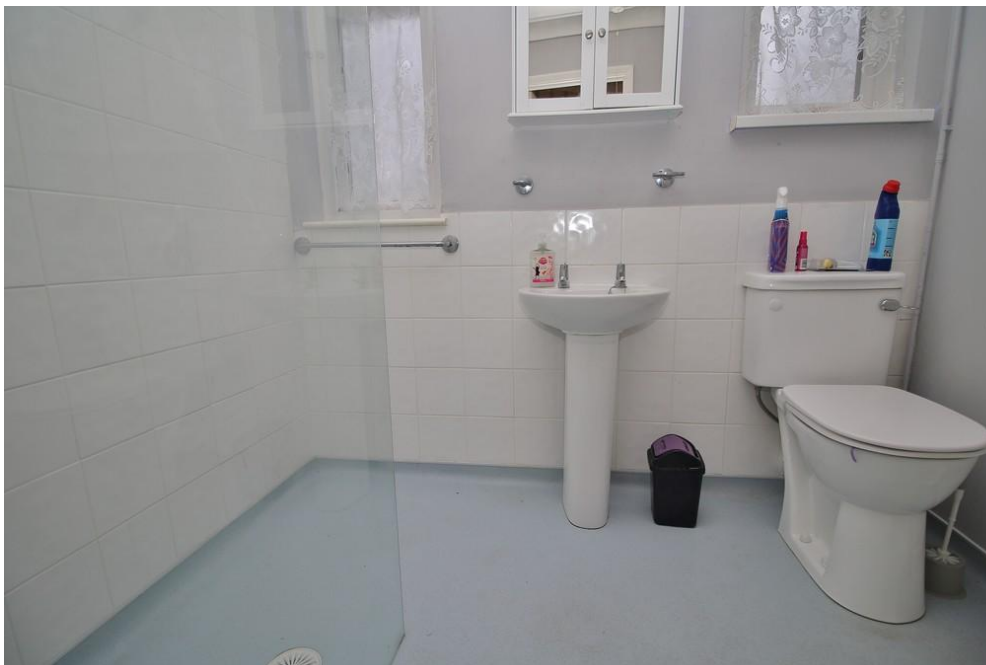
LANDING

BEDROOM ONE 12' 10" x 9' 3" (3.91m x 2.82m)

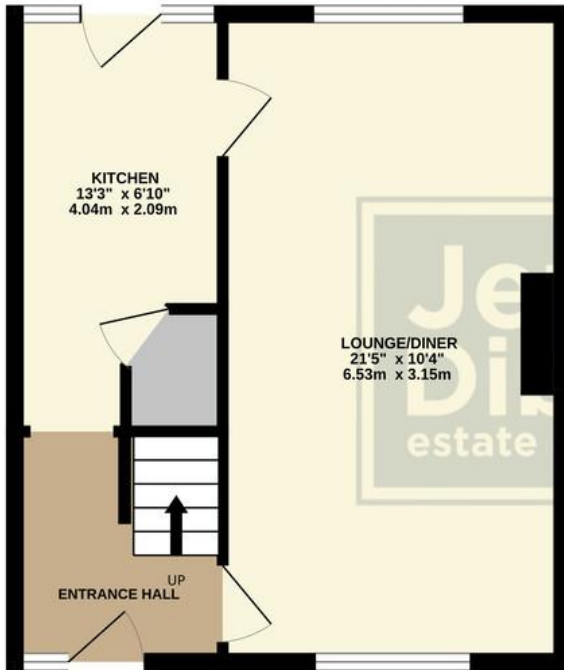
BEDROOM TWO 12' 10" x 7' 10" (3.91m x 2.39m)

BEDROOM THREE 9' 9" x 8' 8" (2.97m x 2.64m)

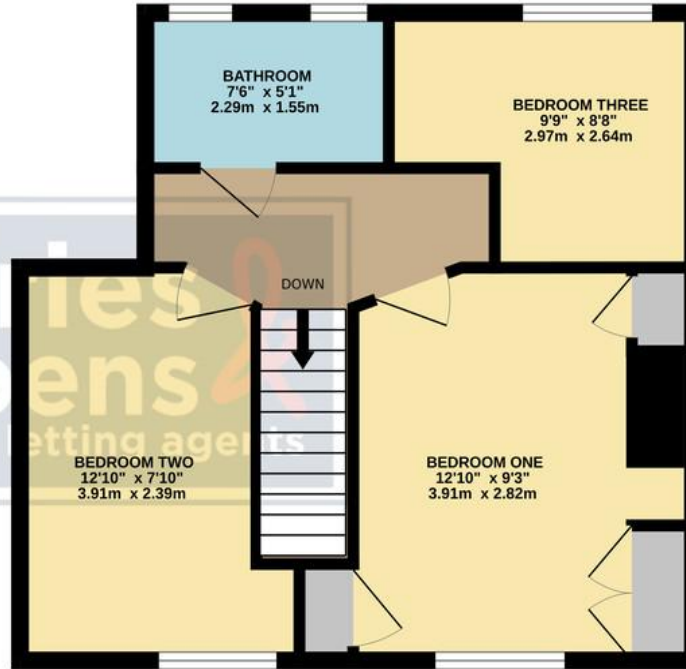
SHOWER ROOM 7' 6" x 5' 1" (2.29m x 1.55m)



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



FIRST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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

EPC TO FOLLOW

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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