



**£225,000**  
**9 Plaitford Grove**  
Leigh Park, PO9 4AT

## PROPERTY SUMMARY

Offered with No Forward Chain, this is a fantastic opportunity to add your own stamp to a three-bedroom family home. In need of modernisation but offering potential to be a wonderful first time buy or investment. With potential to create off road parking to the front (subject to the usual permissions) and a well-maintained rear garden mainly laid to lawn with a brick store shed. The internal accommodation comprises: hallway; lounge; fitted kitchen/diner, with the first floor landing leading to a bathroom, WC and three well proportioned bedrooms. Located within convenient reach of local schools, shops and transport links, an internal viewing is essential to truly appreciate the potential to transform this into a lovely family home, contact us today to arrange your appointment.





## HALLWAY

**LOUNGE** 13' x 12' 3" (3.96m x 3.73m)

**KITCHEN/DINER** 15' 6" x 7' (4.72m x 2.13m)

## LANDING

## BATHROOM

## WC

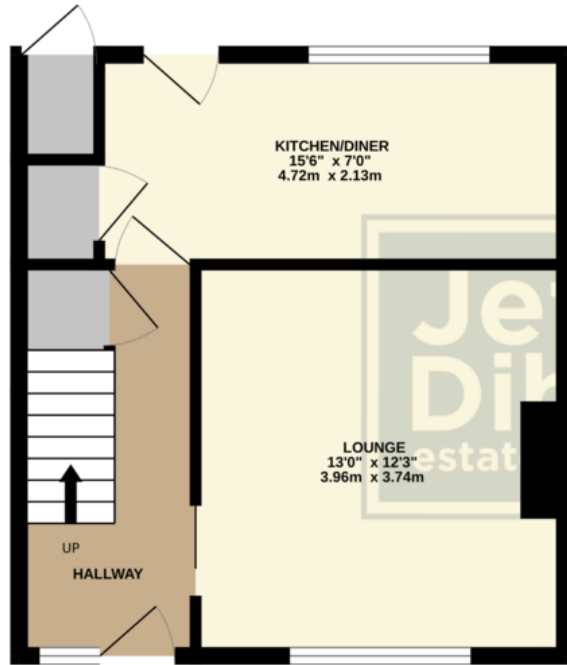
**BEDROOM ONE** 13' 1" x 10' 7" (3.99m x 3.23m)

**BEDROOM TWO** 11' 9" x 7' (3.58m x 2.13m)

**BEDROOM THREE** 10' x 7' 6" (3.05m x 2.29m)



GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	39 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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