



£245,000
9 Broxhead Road
West Leigh, PO9 5LA

PROPERTY SUMMARY

Offered with No Forward Chain, this spacious three bedroom family home located close to Staunton Farm & Country Park as well as local amenities and schools. The internal accommodation comprises lounge, kitchen/diner, three well proportioned bedrooms and a bathroom suite. There is the potential to turn the front garden into off road parking (subject to the relevant permissions) and to the rear is a low maintenance South Facing rear garden. An internal viewing is essential to truly appreciate the size and potential to modernise this family home, contact us today to arrange your appointment.





HALLWAY

LOUNGE 15' 2" x 10' 11" (4.62m x 3.33m)

KITCHEN/DINER 17' 6" x 10' (5.33m x 3.05m)

LANDING

BEDROOM ONE 13' 2" x 10' 9" (4.01m x 3.28m)

BEDROOM TWO 13' x 10' (3.96m x 3.05m)

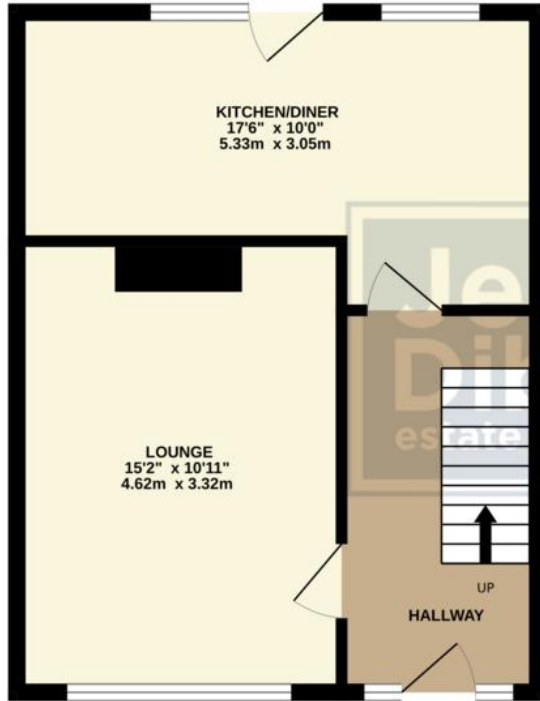
BEDROOM THREE 10' 9" x 9' (3.28m x 2.74m)

BATHROOM 8' 7" x 6' (2.62m x 1.83m)



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

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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		86 B
69-80	C	72 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.

**Jeffries
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