Jeffries & Dibbens
estate and letting agents

£269,950

31 Catherington Way

Leigh Park, PO9 2BS

PROPERTY SUMMARY

NO FORWARD CHAIN! Located on Catherington Way, is this generously sized three bedroom home perfect for first time buyers, families and investors. The property features a large 20ft (approx.) lounge, an extended dining room and a fitted kitchen. Further benefits include three great sized bedrooms, a private and secure rear garden, gas central heating, double glazing and off-road parking. Ideally positioned close to a range of local amenities and transport links, with the popular Staunton Country Park also nearby, this property offers a convenient and well-connected location. Please get in touch to arrange an internal viewing.

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PORCH

ENTRANCE HALL

LOUNGE 20' 2" x 10' 10" (6.15m x 3.3m)

DINING ROOM 10' 6" x 9' 2" (3.2m x 2.79m)

KITCHEN 10' 10" x 7' 10" (3.3m x 2.39m)

LANDING

BEDROOM ONE 13' 3" x 11' 1" (4.04m x 3.38m)

BEDROOM TWO 13' 1" x 9' (3.99m x 2.74m)

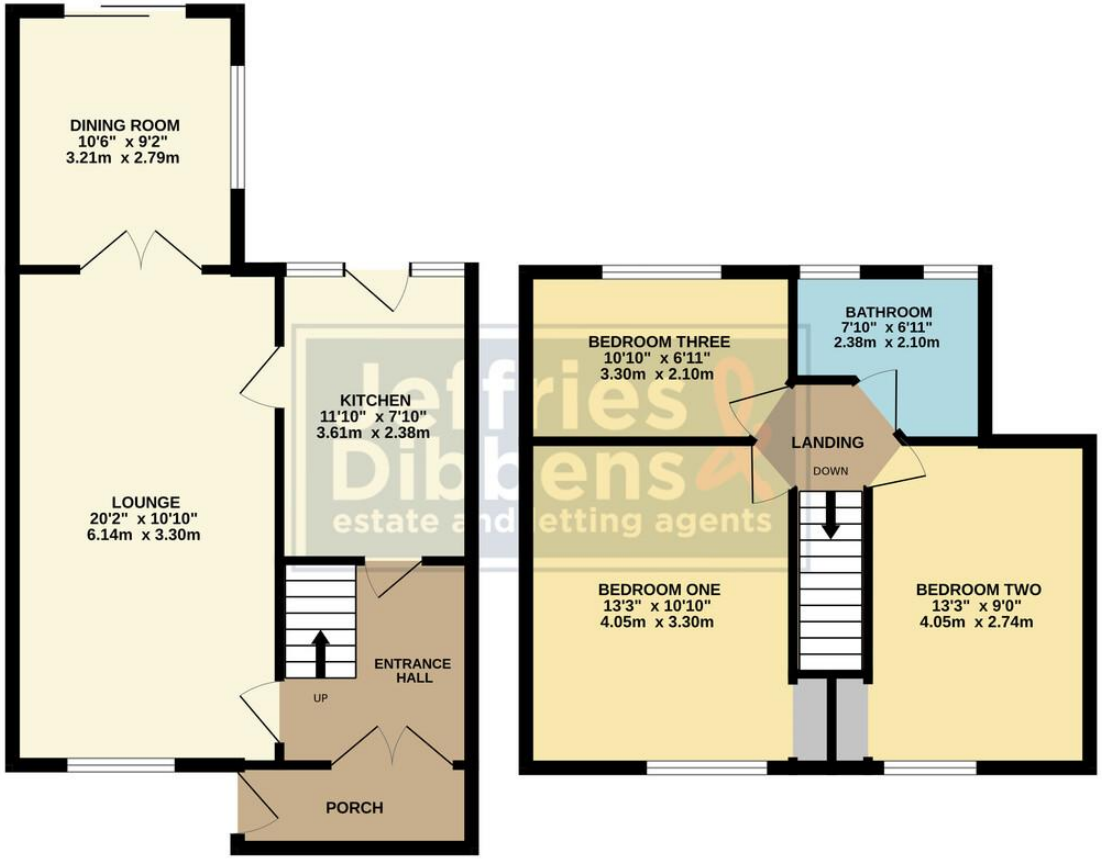
BEDROOM THREE 6' 10" x 10' 10" (2.08m x 3.3m)

BATHROOM 6' 10" x 7' 11" (2.08m x 2.41m)

GARDEN

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

FIRST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 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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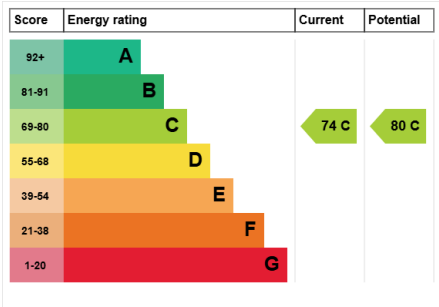
LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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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