



O'HARA  
PROPERTIES & ESTATES

SELBORNE AVENUE | HAVANT | PO9 4PX

£285,000



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# WELCOME Home

NO FORWARD CHAIN, this three-bedroom mid-terrace property presents an excellent opportunity for buyers seeking a spacious family home with plenty of potential.

Situated just off the popular Middle Park Way and within easy walking distance of local amenities, the property benefits from off-road parking for several vehicles.

Upon entering, you are welcomed into a bright and airy lounge featuring an attractive focal point. To the rear of the property is a spacious kitchen/diner that spans the full length of the home, providing ample space for family living and entertaining. This leads into a conservatory overlooking the rear garden, with access to a side passage that connects to the front of the property.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, two of which are generous doubles, along with a family bathroom.

Offering fantastic potential to personalise and add value, this property is sure to appeal to a wide range of buyers.

Early viewing is highly recommended to avoid disappointment.

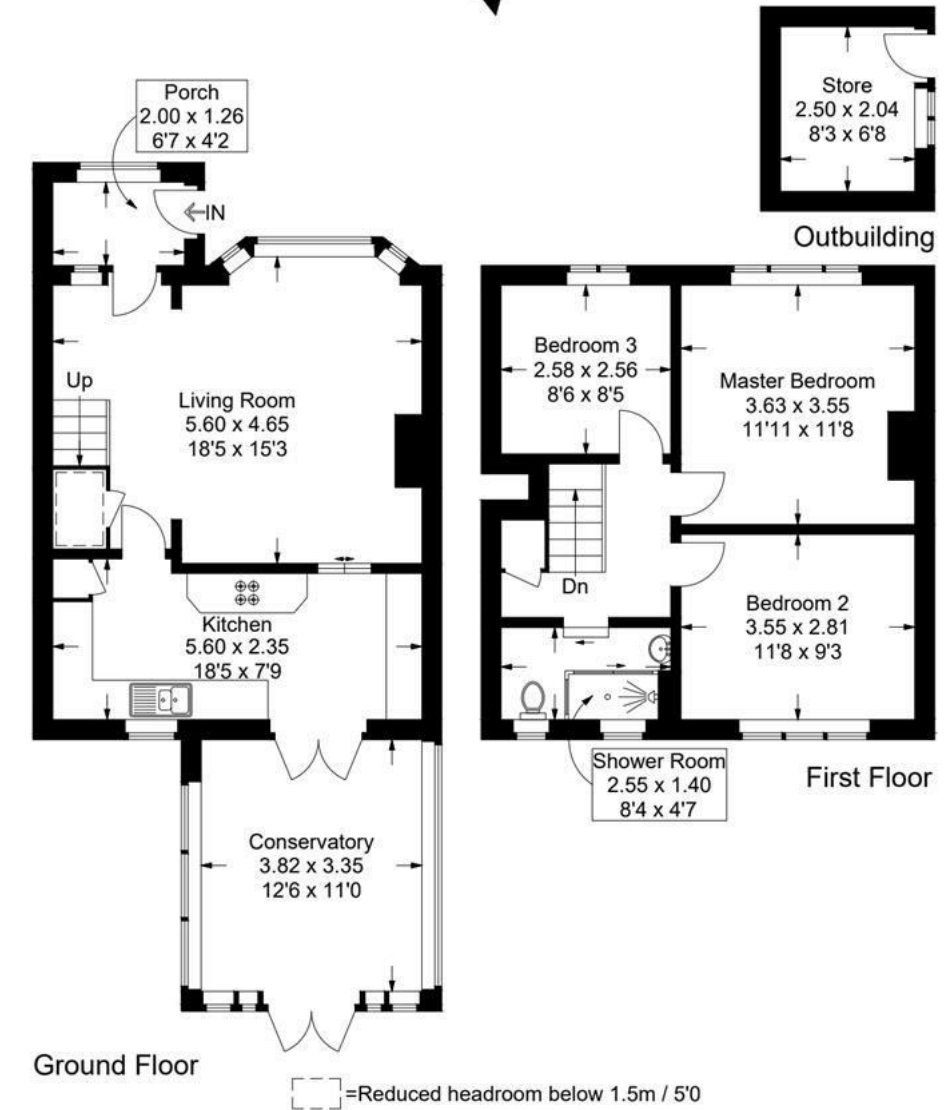


## Selborne Avenue, Leigh Park

Approximate Gross Internal Area = 96 sq m / 1033 sq ft

Outbuilding = 5.3 sq m / 57 sq ft

Total = 101.3 sq m / 1090 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      | 78        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



- Porch
- Living Room
- Kitchen
- Conservatory
- Rear Garden
- Side Access to front
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Shower Room
- Off Road Parking To Front





## FEATURES

- MID TERRACE
- LOUNGE
- KITCHEN
- CONSERVATORY
- 3 BEDRROMS
- BATHROOM
- OFF ROAD PARKING

