

£248,650
7 Linkenholt Way
Leigh Park, PO9 4AR

PROPERTY SUMMARY

Offered with No Forward Chain, this well presented three bedroom family home will make an ideal purchase for first time buyers and investors alike, and benefits from the potential to add off road parking to front. The internal accommodation comprises hallway, lounge with bay window, modern fitted kitchen, a spacious bathroom suite, generous master bedrooms and two further bedrooms. To the rear is a larger than average West facing garden, with patio and lawned areas and a brick store shed and side pedestrian access. Conveniently located close to local amenities, schools and transport links, this property is a 'must see'! Contact us today to arrange your appointment.

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HALLWAY

LOUNGE 13' x 11' 5" (3.96m x 3.48m)

KITCHEN 17' 5" x 7' (5.31m x 2.13m)

LANDING

SHOWER ROOM 8' 6" x 4' 10" (2.59m x 1.47m)

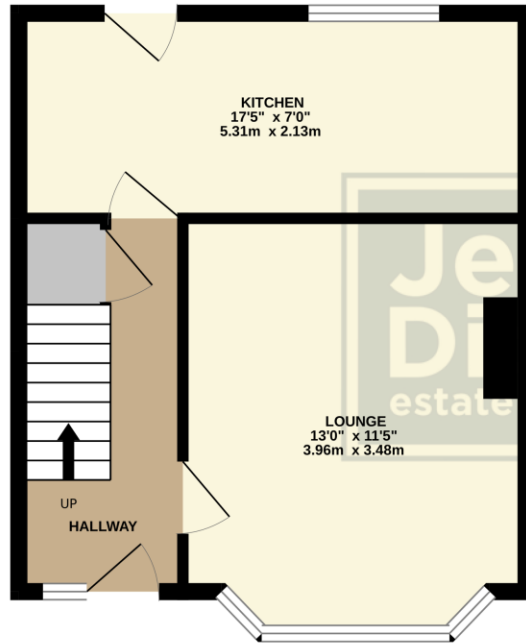
BEDROOM ONE 12' 1" x 12' (3.68m x 3.66m)

BEDROOM TWO 9' 4" x 8' 10" (2.84m x 2.69m)

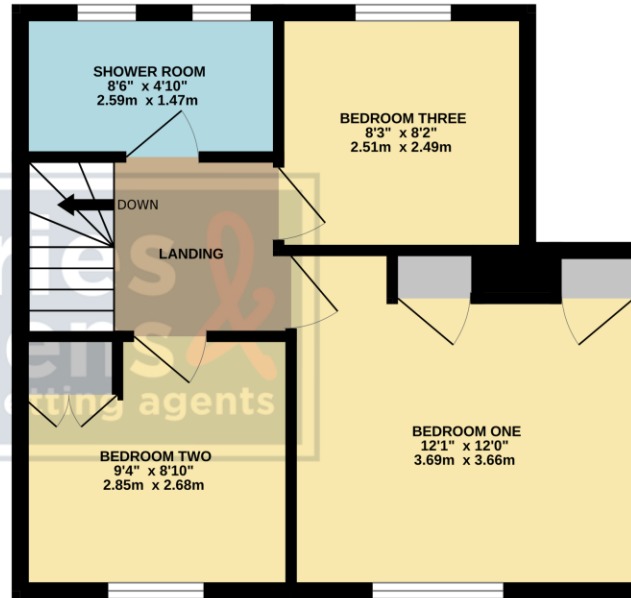
BEDROOM THREE 8' 3" x 8' 2" (2.51m x 2.49m)



GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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		
69-80	C	71 C	77 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.

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