



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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28 Farringdon Road
Havant PO9 2LR

Price: £260,000

DESCRIPTION

Wainwright Estates are pleased to offer to the sales market this deceptively spacious and well presented, two double bedroom property, located in West Leigh, Havant. Internally the property comprises of a handy entrance porch, an ideal space for shoes and coats, a spacious, modern fitted kitchen to the front with space for washing machine, dishwasher, fridge and freezer and an inviting lounge/diner to the rear with feature bay which includes double doors that open out onto the south facing rear garden. Upstairs you will find two neutral double bedrooms and a modern family bathroom. Additional benefits come in the form of double glazing, gas central heating, rear access and off road parking to the front for two vehicles. Council Tax band A. EPC Rating - C

ACCOMMODATION

ENTRANCE PORCH 6' 1" x 4' 2" (1.85m x 1.27m)

KITCHEN 10' 2" x 10' 1" (3.10m x 3.07m)

LOUNGE/DINER 17' 1" x 9' 0" Narrowing to 6'8" (5.20m x 2.74m)

FIRST FLOOR

BEDROOM 1 17' 1" x 9' 0" Narrowing to 6' 8" (5.20m x 2.74m)

BEDROOM 2 10' 2" x 8' 1" (3.10m x 2.46m)

BATHROOM 5' 4" x 5' 0" (1.62m x 1.52m)



OUTSIDE

SOUTH FACING REAR GARDEN

OFF ROAD PARKING

COUNCIL TAX - HAVANT BOROUGH COUNCIL BAND A

