



£250,000
3 Rockbourne Close
Leigh Park, PO9 4BE

PROPERTY SUMMARY

Offered with No Forward Chain, this two bedroom (formerly 3 bedroom) family home benefits from a South Facing Garden! With a large dual aspect lounge/dining room and a spacious kitchen on the ground floor, the first floor landing leads to two double bedrooms, a generously sized bathroom suite in what was previously the third bedroom and an additional separate WC. Externally there is a low maintenance front garden and rear garden measuring approx. 80ft. An internal viewing is essential to appreciate the space and scope for modernisation on offer, contact us today to arrange your appointment.





PORCH

HALL

LOUNGE/DINER 20' 5" x 10' 10" (6.22m x 3.3m)

KITCHEN 15' x 7' 10" (4.57m x 2.39m)

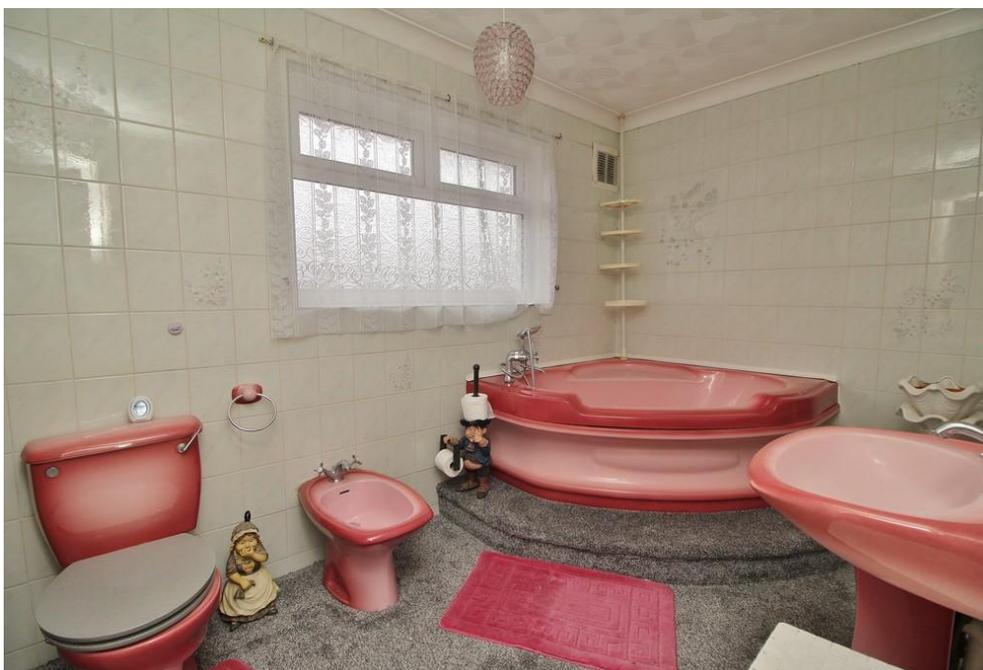
LANDING

BEDROOM ONE 13' 7" x 8' 8" (4.14m x 2.64m)

BEDROOM TWO 13' 7" x 10' 1" (4.14m x 3.07m)

BATHROOM 10' 10" x 6' 10" (3.3m x 2.08m)

WC 7' 10" x 6' 10" (2.39m x 2.08m)



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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

EPC TO FOLLOW

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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