

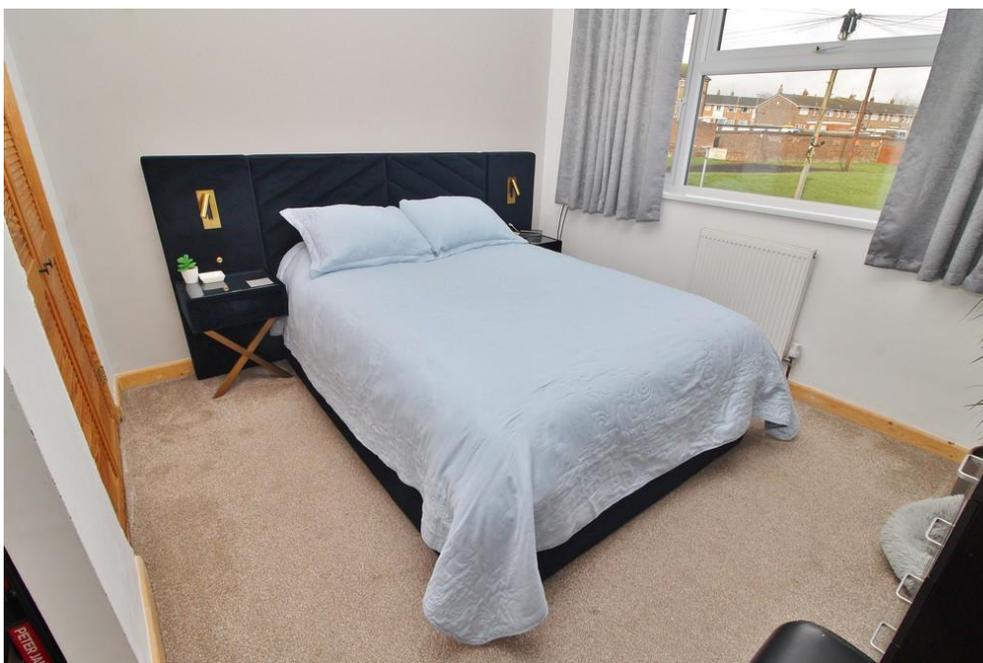
**£255,000**  
**9 Freefolk Green**  
West Leigh, PO9 5RA

## PROPERTY SUMMARY

This very nicely presented home located in West Leigh would make a lovely starter home for first time buyers or a young family. The accommodation comprises a spacious entrance hall with stairs to first floor, a bright and airy lounge, an attractive kitchen/dining room and the ground floor space has been further enhanced to include a useful study/occasional room. On the first floor there are three bedrooms and an attractive bathroom suite including a freestanding shower cubicle as well as a bath. Viewing recommended.

- 3 
- 1 
- 2 





## **ENTRANCE HALL**

**LOUNGE** 14' 8" x 13' 11" (4.47m x 4.24m)

**KITCHEN/DINER** 18' x 9' (5.49m x 2.74m)

## **LOBBY**

**STUDY** 9' 1" x 8' 4" (2.77m x 2.54m)

## **LANDING**

**BEDROOM ONE** 10' 9" x 9' 3" (3.28m x 2.82m)

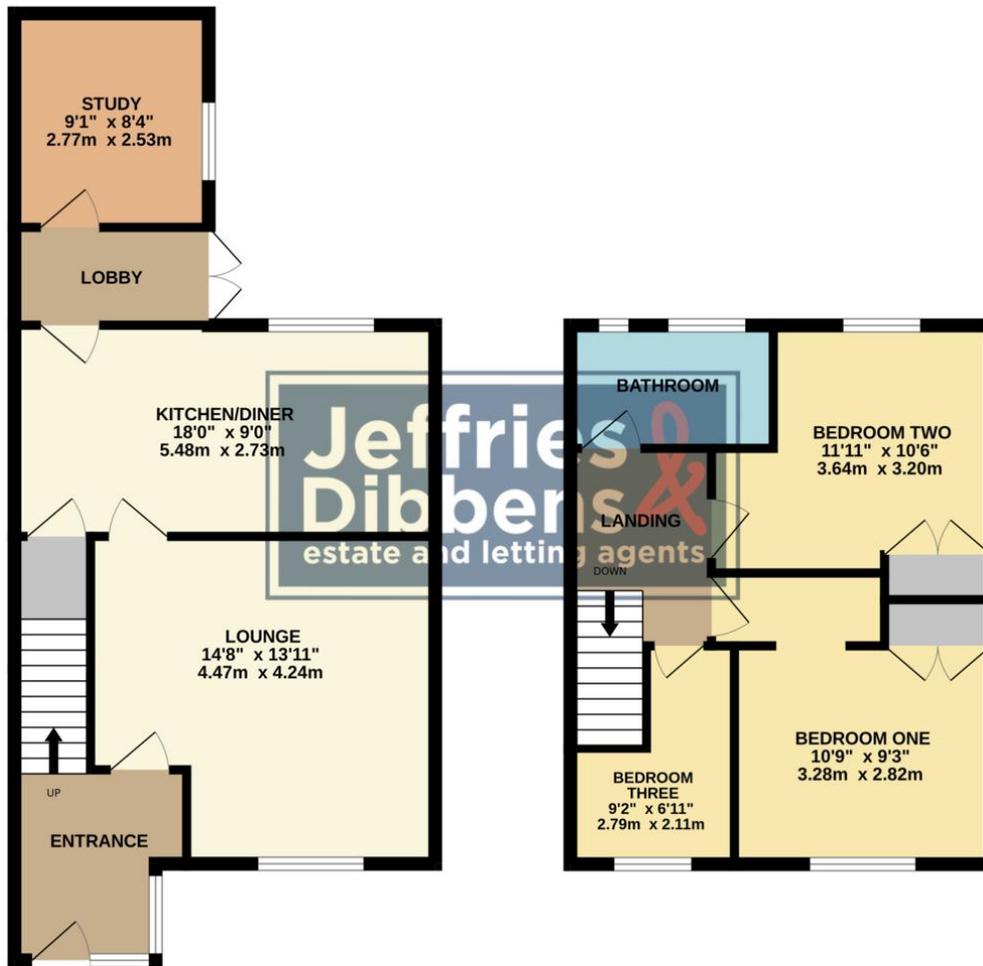
**BEDROOM TWO** 11' 11" x 10' 6" (3.63m x 3.2m)

**BEDROOM THREE** 9' 2" x 6' 11" (2.79m x 2.11m)



GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2023

**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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.



**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk