



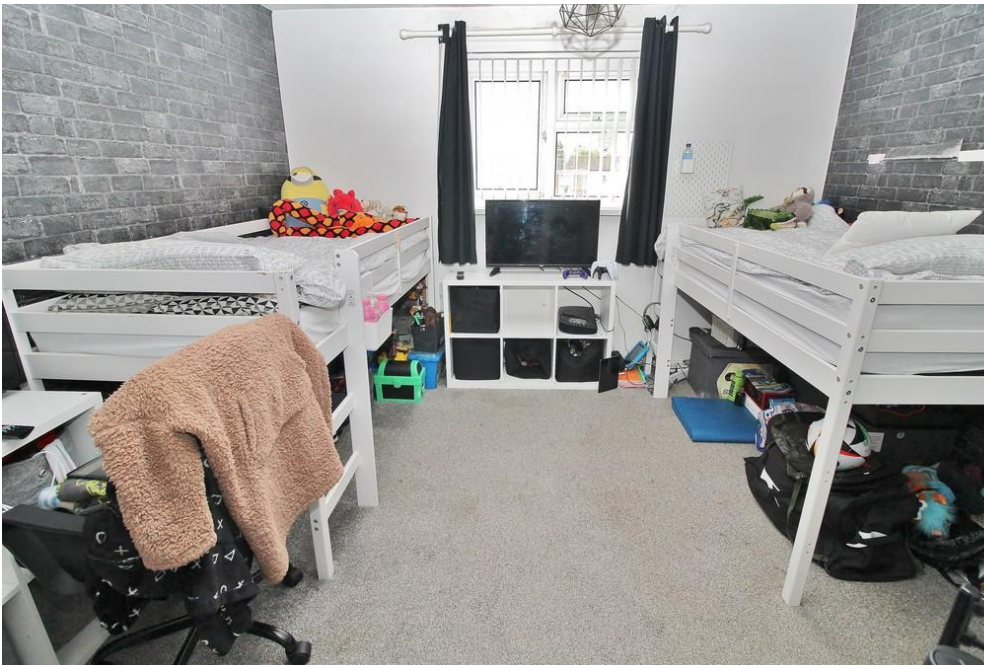
**£249,995**  
**8 Wheatley Green**  
Leigh Park, PO9 4JS



## PROPERTY SUMMARY

Offered with No Forward Chain, this spacious three bedroom family home benefits from a garage and the potential for a driveway. The internal accommodation includes a ground floor WC, modern fitted kitchen, spacious lounge/diner as well as three double bedrooms and the bathroom suite. We strongly believe this will make a wonderful first time purchase or investment opportunity, contact us to arrange your viewing.





**ENTRANCE**

**HALLWAY**

**WC**

**KITCHEN 11' 10" x 9' 1" (3.61m x 2.77m)**

**LOUNGE/DINER 19' 5" x 12' (5.92m x 3.66m)**

**REAR PORCH**

**LANDING**

**BEDROOM ONE 11' 11" x 11' 7" (3.63m x 3.53m)**

**BEDROOM TWO 11' x 10' 1" (3.35m x 3.07m)**

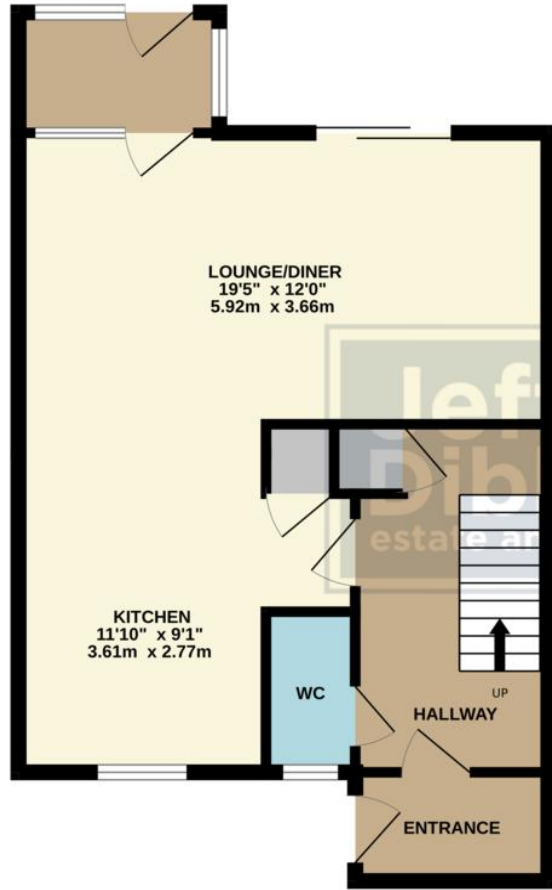
**BEDROOM THREE 10' 10" x 7' (3.3m x 2.13m)**

**BATHROOM**

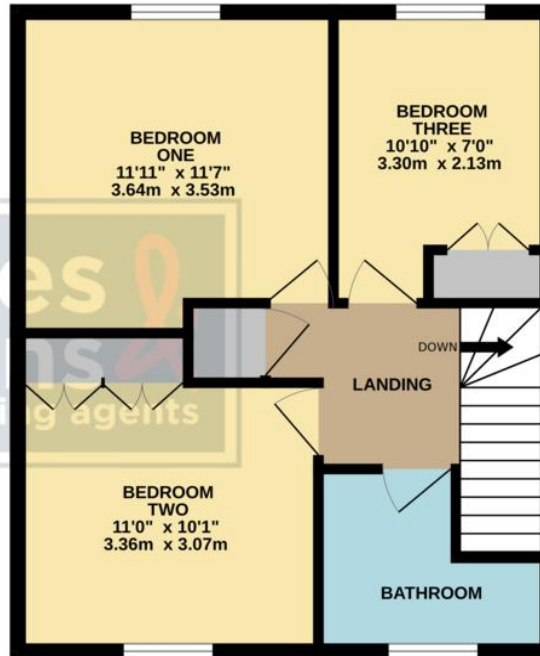
**GARAGE**



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

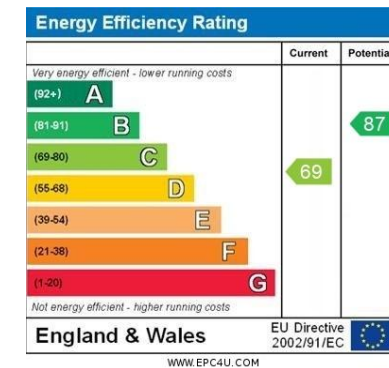
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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



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