



Mitchell Road
Bedhampton PO9 3QA

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- TERRACED FAMILY HOME
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- CONSERVATORY
- OFF ROAD PARKING
- POPULAR RESIDENTIAL AREA

A deceptively spacious family home located in a popular residential road in the heart of Bedhampton. Offering lounge, dining room, conservatory, modern fitted kitchen, three bedrooms, family bathroom, private rear garden and off road parking. Within easy reach to good local schools and commuter links an internal inspection is highly recommended.

Entrance Hall

Wood flooring, radiator, larder cupboard, stairs to first floor and doors to:

Lounge

A comfy room with front aspect double glazed window, feature fireplace and radiator.

Dining Room

An excellent entertaining room perfect for those all dinner parties and evening meals with wood effect flooring, radiator and French doors leading to:

Conservatory

Hardwood constructed conservatory with a seating area double glazed windows and doors that step out of the patio and garden.

Kitchen

This modern fitted kitchen is well planned with a range of eye and base level units complimented by rolled edge worktops, fitted appliances include, fridge freezer, hob and oven and there s space and plumbing for washing machine. Rear aspect double glazed window overlooks the garden.

First Floor Landing

Access to the loft via a pull down ladder, doors to:



Bedroom One

The main bedroom is considered to be a good size double room with rear aspect double glazed window and radiator

Bedroom Two

The second of the double rooms has a front aspect double glazed window, radiator and fitted cupboard.

Bedroom Three

The last of the bedrooms is a comfortable sized room and has fitted cupboard, radiator and front aspect double glazed window.

Family Bathroom

The fitted bathroom comprises panel enclosed bath with mixer tap and fitted valve shower, pedestal wash hand basin, dual flush low level WC, radiator and part tiled walls

Rear Garden

The garden has been configured to provide zoned areas, there is a pond with water feature, decked patio and central lawn bordered by mature shrubs and trees.

Front

The front area has been hard landscaped to provide ample parking for two vehicles.

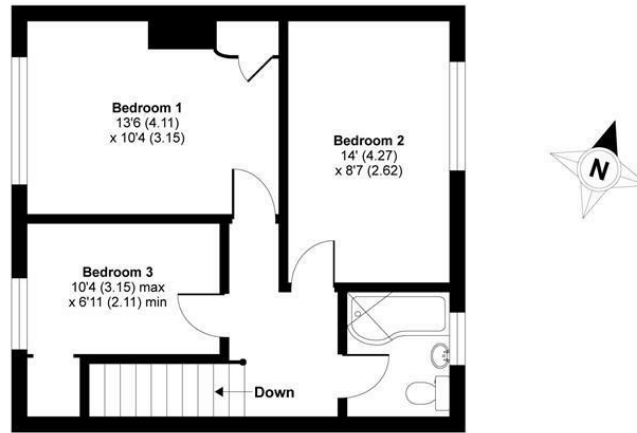
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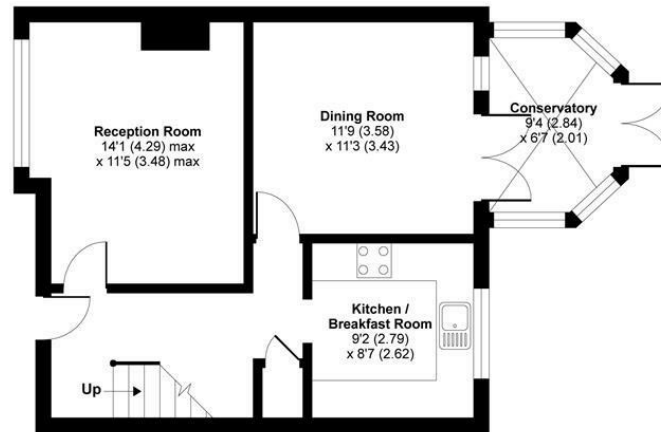


Mitchell Road, Havant, PO9

APPROX. GROSS INTERNAL FLOOR AREA 1033 SQ FT 95.9 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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