



**£325,000**  
**14 Bedhampton Road**  
Bedhampton, PO9 3EY

## PROPERTY SUMMARY

Offered with No Forward Chain, this spacious three bedroom family home has huge potential for modernisation. This property comes with a garage to the rear as well as lovely front and rear gardens. Located conveniently close to transport links, schools and local amenities, we feel this will make an excellent family home. Internal accommodation comprises spacious lounge/diner, fitted kitchen, wc, bathroom and three well proportioned bedrooms. Viewings are essential to appreciate the space and potential on offer here, contact us today to arrange your appointment.





**PORCH**

**LOUNGE/DINER 27' x 17' 5" (8.23m x 5.31m)**

**KITCHEN 11' 2" x 7' 5" (3.4m x 2.26m)**

**LANDING**

**BATHROOM**

**WC**

**BEDROOM ONE 12' 8" x 10' (3.86m x 3.05m)**

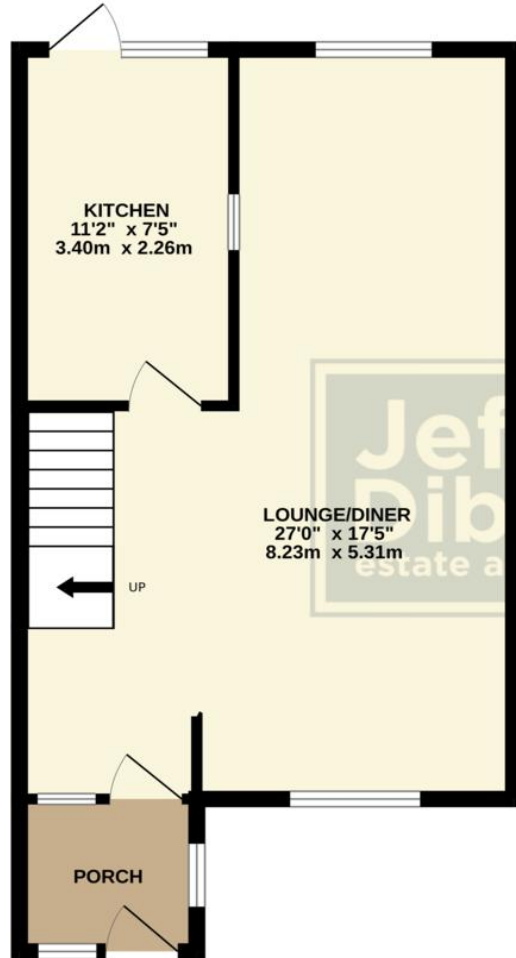
**BEDROOM TWO 10' 2" x 8' 8" (3.1m x 2.64m)**

**BEDROOM THREE 9' 8" x 7' 2" (2.95m x 2.18m)**

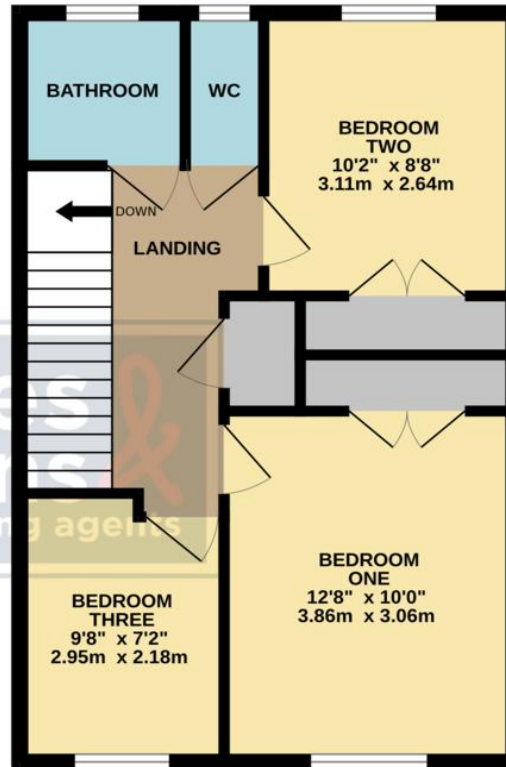
**GARAGE**



GROUND FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

**Jeffries  
Dibbens &**  
estate and letting agents

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

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