



**£340,000**  
**44 Hooks Lane**  
Bedhampton, PO9 3DS

## PROPERTY SUMMARY

This lovely semi-detached bungalow has recently undergone a programme of improvements by the current sellers who have created a lovely home, which appealing to a range of buyers from first time buyers to young families and even downsizers. The property comprises two ground floor bedrooms, a lounge, a modern bathroom and kitchen, with conservatory beyond. Upstairs there is a bedroom and access to a large loft storage area. Outside there is a lawn front garden with pathway to front door and side access leading to the garage and rear garden. Viewing essential.





**HALLWAY**

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

**BEDROOM THREE 9' 1" x 8' 6" (2.77m x 2.59m)**

**BATHROOM**

**KITCHEN 9' 2" x 8' 6" (2.79m x 2.59m)**

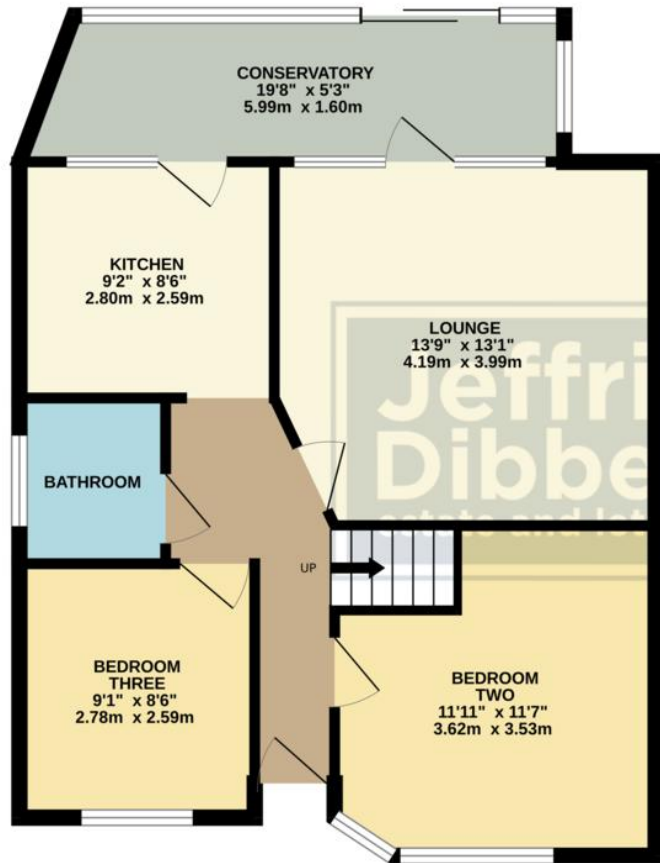
**LOUNGE 13' 9" x 13' 1" (4.19m x 3.99m)**

**CONSERVATORY 19' 8" x 5' 3" (5.99m x 1.6m)**

**BEDROOM ONE 15' 1" x 11' 11" (4.6m x 3.63m)**

**GARAGE**

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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 D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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