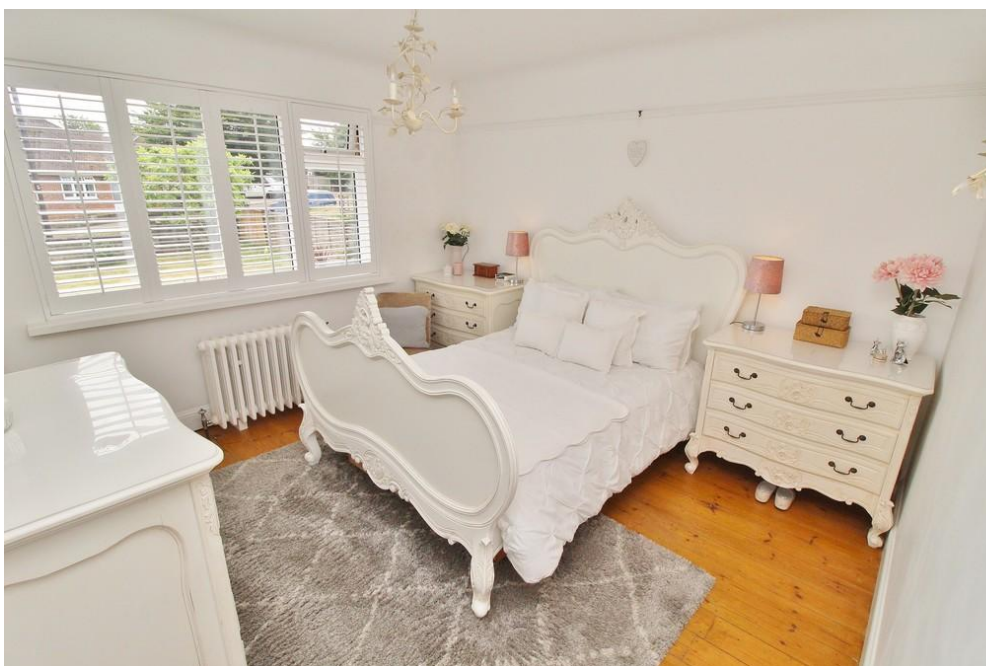Jeffries &
Dibbens
estate and letting agents

£410,000
32 Chestnut Avenue
Bedhampton, PO9 3QR

PROPERTY SUMMARY

This beautifully presented detached bungalow is situated in a good sized plot in a very well regarded area of Bedhampton. There are also two double bedrooms, a Victorian style bathroom suite, lounge, and a contemporary fitted kitchen/dining area which has wonderful views through to the garden. The mainly lawned rear garden is a particularly noteworthy and picturesque feature of this lovely property, with its raised patio area, mature beds, border bushes and a stunning backdrop over a woodland copse. To the front there is a well tended lawn and a long driveway leading to the garage. This lovely property would make a perfect home for those discerning buyers looking into ready to move into home.

2

1

1

HALLWAY

BEDROOM ONE 12' 6" x 11' 7" (3.81m x 3.53m)
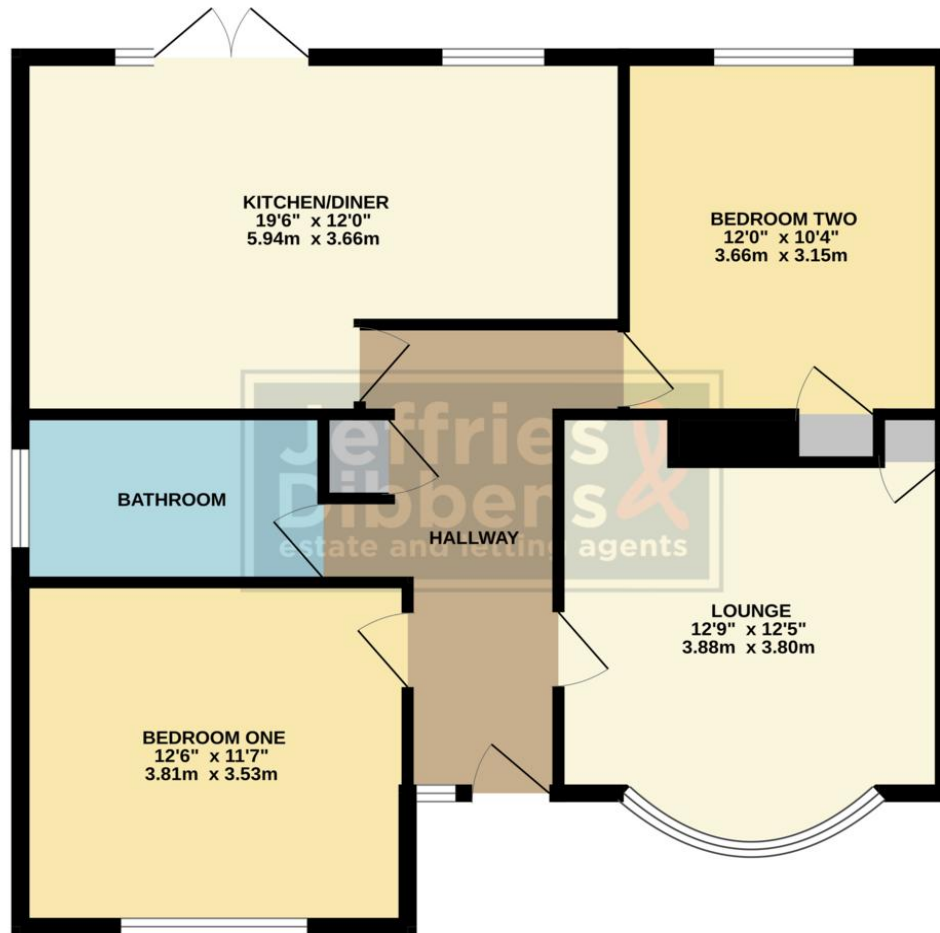
BEDROOM TWO 12' x 10' 4" (3.66m x 3.15m)

BATHROOM

LOUNGE 12' 9" x 12' 5" (3.89m x 3.78m)

KITCHEN/DINER 19' 6" x 12' (5.94m x 3.66m)

GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.

KITCHEN/DINER
19'6" x 12'0"
5.94m x 3.66m

BEDROOM TWO
12'0" x 10'4"
3.66m x 3.15m

BATHROOM

HALLWAY

LOUNGE
12'9" x 12'5"
3.88m x 3.80m
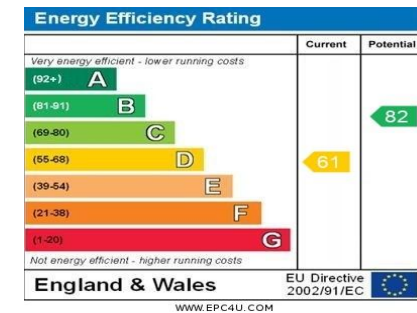
BEDROOM ONE
12'6" x 11'7"
3.81m x 3.53m

TOTAL FLOOR AREA : 799 sq.ft. (74.3 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		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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