



**£345,000**  
**21 Roman Way**  
Bedhampton, PO9 3PR



## PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom semi detached family home is located in a highly regarded road in Bedhampton. This property benefits from huge potential to modernize, enhance and extend to transform into a contemporary family home. Additional benefits include off road parking, a South facing rear garden, double glazing and central heating. The accommodation briefly comprises a porch, hallway, lounge, dining room, kitchen and rear porch on the ground floor, with the shower room and three well proportioned bedrooms on the first floor. An internal viewing is essential to appreciate the size of property and the scope to add your own stamp here, contact us at your soonest opportunity to arrange your appointment.

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**PORCH**

**HALL**

**LOUNGE** 13' 10" x 11' (4.22m x 3.35m)

**DINING ROOM** 9' 11" x 7' 10" (3.02m x 2.39m)

**KITCHEN** 9' 11" x 8' (3.02m x 2.44m)

**REAR PORCH**

**LANDING**

**SHOWER ROOM**

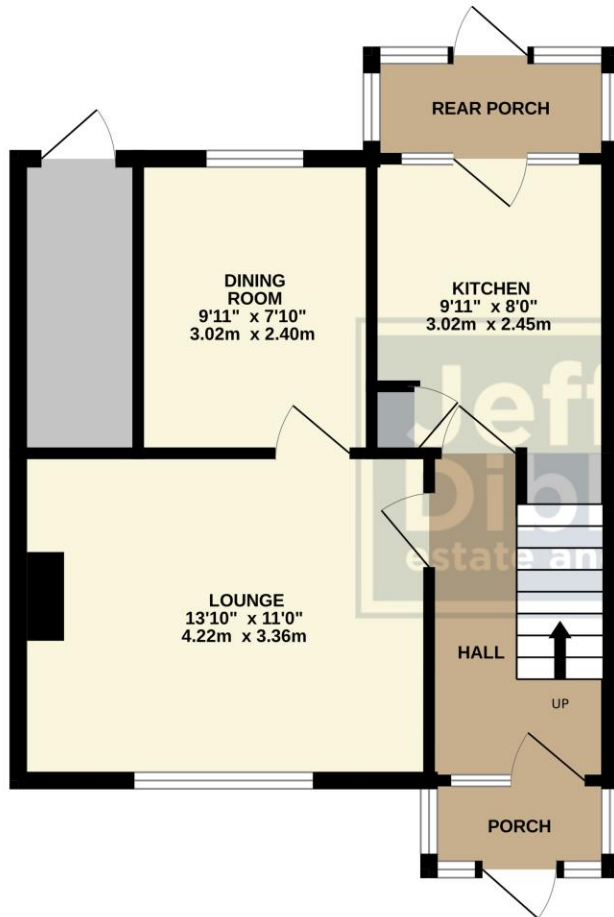
**BEDROOM ONE** 13' 4" x 9' 11" (4.06m x 3.02m)

**BEDROOM TWO** 10' 10" x 9' 11" (3.3m x 3.02m)

**BEDROOM THREE** 10' 1" x 7' 10" (3.07m x 2.39m)



GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.3 sq.m.) approx.

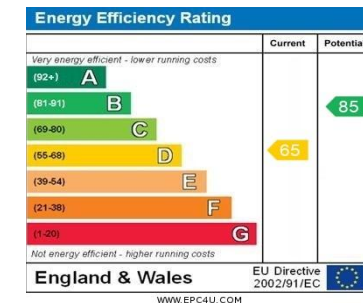
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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