



GUIDE PRICE
£360,000
93 Littlepark Avenue
Bedhampton, PO9 3QX

PROPERTY SUMMARY

This beautifully presented semi-detached bungalow is well situated in a nicely regarded Bedhampton location backing onto a park. The accommodation comprises a light and airy lounge/dining room, fitted kitchen, modern bathroom suite and two double bedrooms. Outside there is a block paved hardstanding with lawn area to the front with a gate through to the rear. The large rear garden is a particularly picturesque and noteworthy feature with a patio, well tended lawn with summer house and shed, framed by mature borders and an impressive oak tree in the park beyond. Viewing highly recommended.





HALLWAY

BEDROOM ONE 11' 10" x 11' 5" (3.61m x 3.48m)

BATHROOM

BEDROOM TWO 11' 10" x 10' 11" (3.61m x 3.33m)

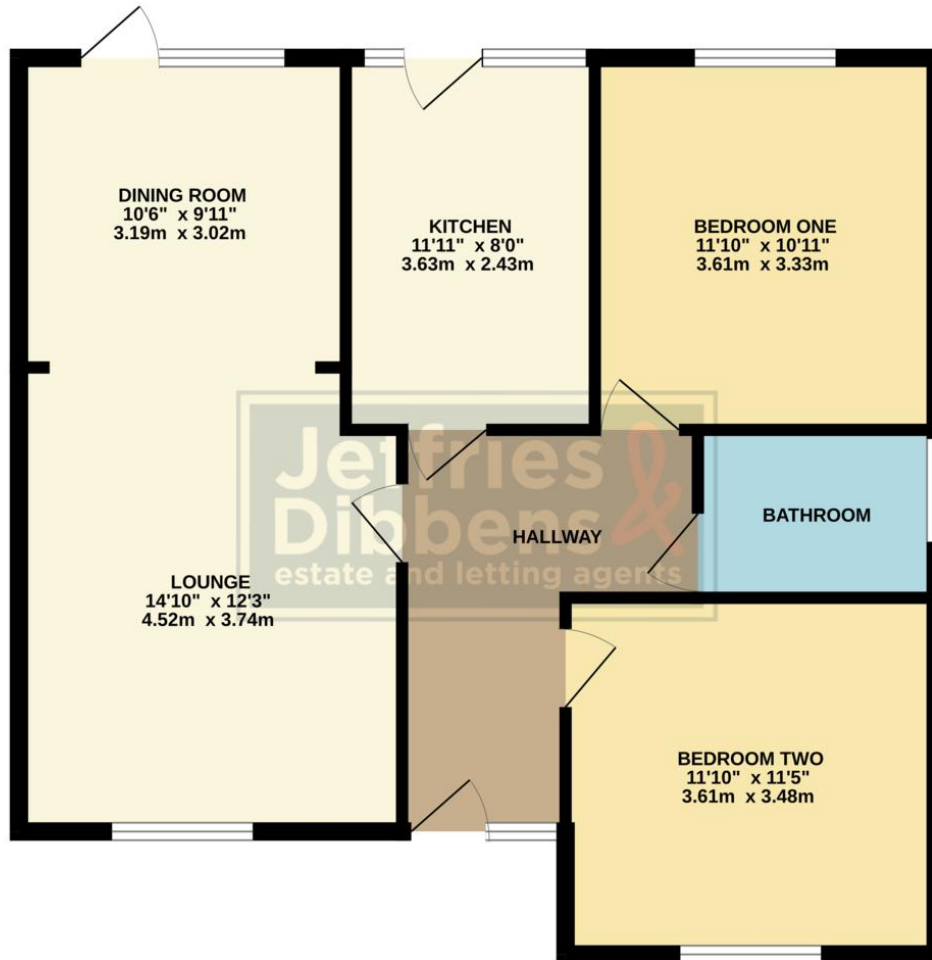
KITCHEN 11' 11" x 8' (3.63m x 2.44m)

LOUNGE 14' 10" x 12' 3" (4.52m x 3.73m)

DINING ROOM 10' 6" x 9' 11" (3.2m x 3.02m)



GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 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+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		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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