



**Jeffries & Dibbens**  
estate and letting agents

  
**Jeffries & Dibbens**  
**FOR SALE**  
023 9247 4737  
jdea.co.uk

**£260,000**  
**5 Wellow Close**  
Bedhampton, PO9 3DZ



## PROPERTY SUMMARY

Beautifully presented, two bedroom, end terraced house sitting well in a corner plot offering a generously sized rear garden. Located in a well regarded cul-de-sac with ample parking along the road, there are sought after local schools nearby making this an ideal first time buy or family home. Benefiting from a comprehensive scheme of modernisation under the current sellers offering a contemporary feel with a modern kitchen/breakfast room and stylish decor throughout. Additional benefits include a conservatory to the side, potential to extend (subject to the usual permissions), gas central heating & double glazing. The first floor landing benefits from air conditioning and leads two well proportioned bedrooms and a modern bathroom suite. The property is situated within easy reach of Havant town centre and benefits from good transport links. Contact us to arrange your viewing to truly appreciate this lovely family home.







**PORCH**

**HALL**

**LOUNGE** 13' 11" x 10' 9" (4.24m x 3.28m)

**KITCHEN/BREAKFAST ROOM** 16' 11" x 9' 1"  
(5.16m x 2.77m)

**CONSERVATORY** 8' 9" x 7' 9" (2.67m x 2.36m)

**LANDING**

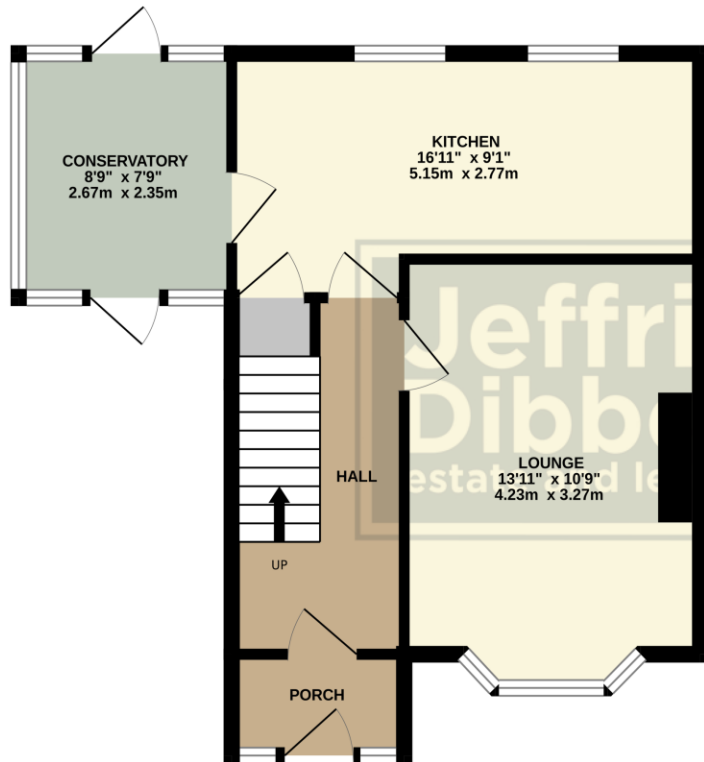
**BATHROOM**

**BEDROOM ONE** 14' 8" x 10' 2" (4.47m x 3.1m)

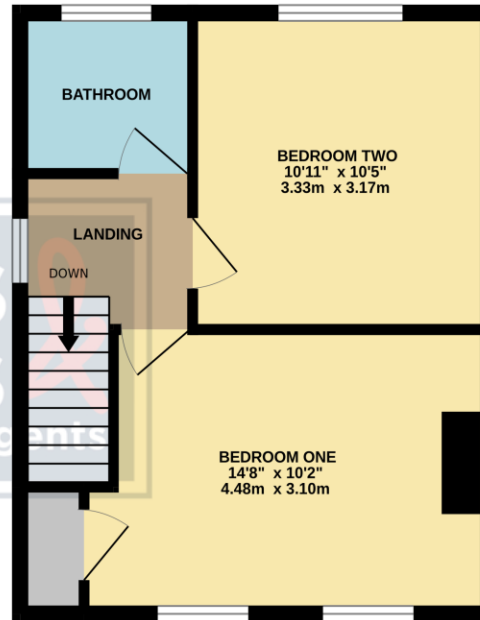
**BEDROOM TWO** 10' 11" x 10' 5" (3.33m x 3.18m)



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

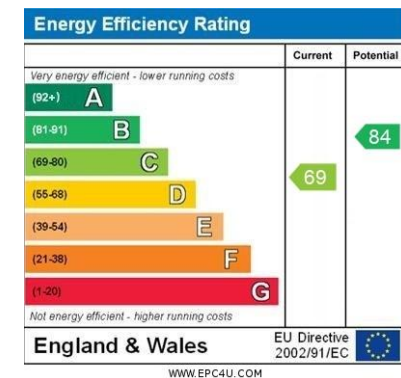
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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