



£239,950
37 Hazelholt Drive
Bedhampton, PO9 3DL

PROPERTY SUMMARY

Offered with No Forward Chain, this two bedroom end terraced house with off road parking comes with ample scope for modernisation. With a driveway to front and a southerly facing garden, the internal accommodation comprises hallway, fitted kitchen, lounge and a lean-to/conservatory. The first floor landing leads to a spacious master bedroom, smaller double bedroom and bathroom suite. An internal viewing is essential to appreciate the opportunity to add your own stamp to this home.

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HALLWAY

KITCHEN 11' x 10' 7" (3.35m x 3.23m)

LOUNGE/DINER 16' 4" x 8' 10" (4.98m x 2.69m)

LEAN-TO/CONSERVATORY 11' 9" x 6' 4"

(3.58m x 1.93m)

LANDING

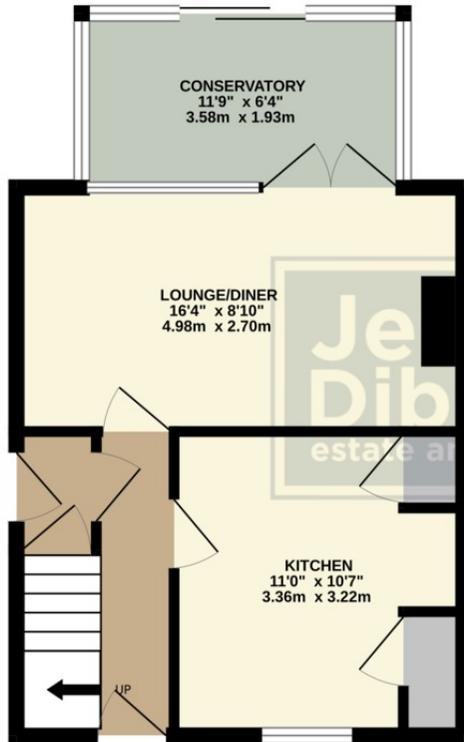
BATHROOM

BEDROOM ONE 16' 4" x 8' 10" (4.98m x 2.69m)

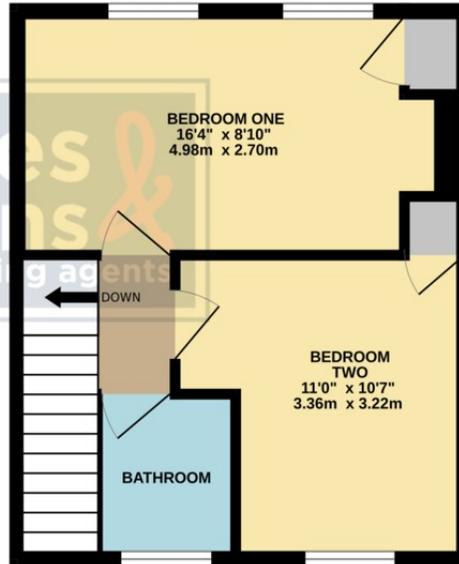
BEDROOM TWO 11' x 10' 7" (3.35m x 3.23m)



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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