



£375,000
35 Beaufort Road
Bedhampton, PO9 3HT

PROPERTY SUMMARY

This spacious semi detached family home located in a highly regarded road in the residential area of Bedhampton has been greatly extended to the ground floor offering ample living space. With potential for further enhancement and modernisation, we strongly believe this property has the scope to be transformed into a wonderful family home. To the front is off road parking via the driveway and garage, whilst the mature rear garden benefits from a Southerly aspect and a large shed at the bottom as well as rear pedestrian access. The internal accommodation to the ground floor comprises a sitting room, WC & bathroom, an open planned kitchen/lounge/dining area and a conservatory as well as lean to/storage space to the side. The first floor landing leads to two double bedrooms with built in wardrobes and a single bedroom as well as a WC upstairs. An internal viewing is essential to truly appreciate the possibilities on offer, contact us today to arrange your viewing.

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HALLWAY

BATHROOM

WC

SITTING ROOM 13' 11" x 12' 11" (4.24m x 3.94m)

LOUNGE AREA 13' 11" x 9' 6" (4.24m x 2.9m)

DINING AREA 11' 3" x 7' 4" (3.43m x 2.24m)

KITCHEN 11' 3" x 8' 5" (3.43m x 2.57m)

CONSERVATORY 13' 1" x 10' 11" (3.99m x 3.33m)

LEAN TO 12' x 11' 10" (3.66m x 3.61m)

GARAGE 15' 10" x 8' 1" (4.83m x 2.46m)

LANDING

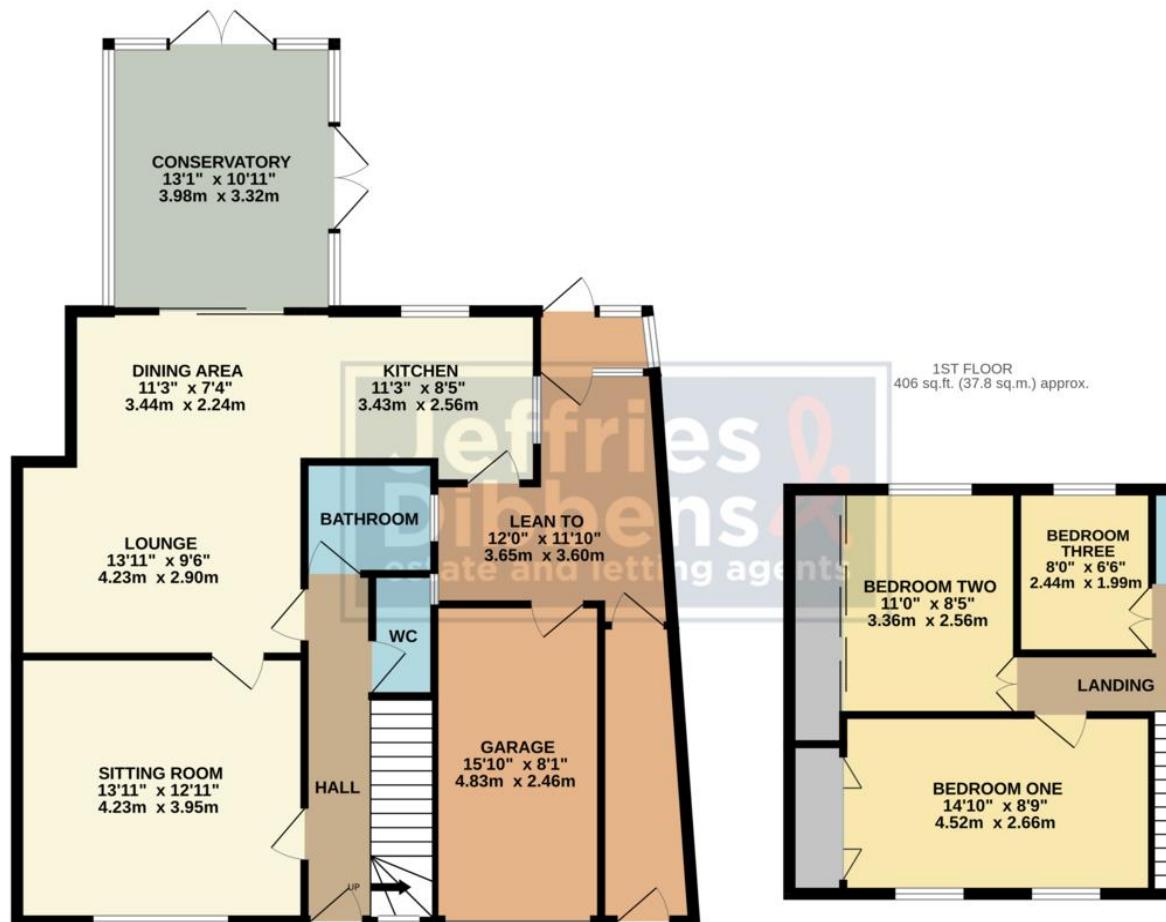
BEDROOM ONE 14' 10" x 8' 9" (4.52m x 2.67m)

BEDROOM TWO 11' x 8' 5" (3.35m x 2.57m)

BEDROOM THREE 8' x 6' 6" (2.44m x 1.98m)

WC

GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (137.0 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.

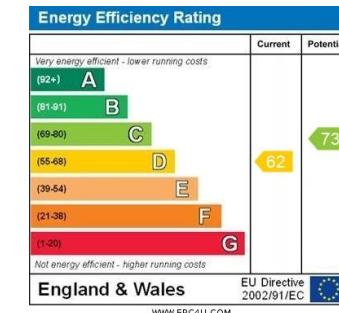
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band 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.

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.