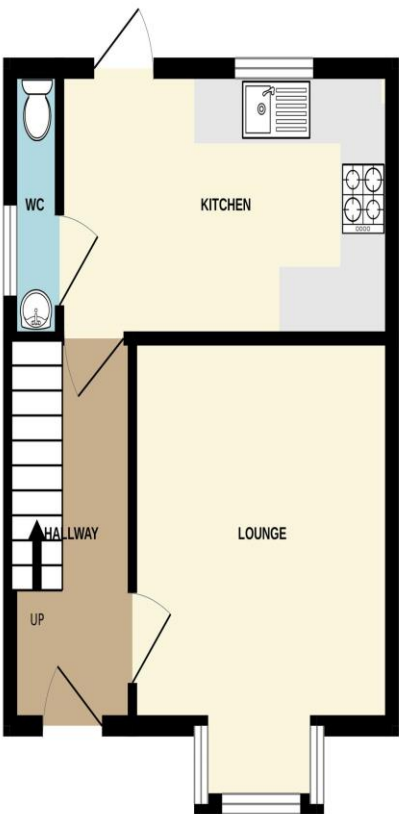
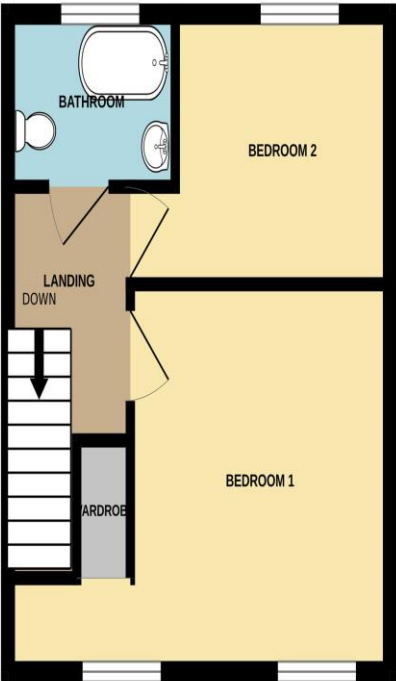




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)		
41a Dockenfield Close HAVANT PO9 3ST	Energy rating <b>C</b>	Valid until: 27 November 2034
		Certificate number: 9390-2388-4490-2524-1411
Property type		End-terrace house
Total floor area		61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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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41a Dockenfield Close  
Bedhampton, Havant PO9 3ST

Offers Over: £270,000

DESCRIPTION

Tucked away in a quiet cul de sac you will come across this stunning TWO bedroom end of terraced property located on the outskirts of Bedhampton in Havant. Internally the property has a light and airy feel and comprises downstairs of a modern fitted kitchen/breakfast room and a generous sized lounge. There is also a handy downstairs cloakroom. Upstairs you will find a spacious and inviting master bedroom an additional bedroom and a luxurious bathroom with free standing roll top bath. Outside privacy abounds in your low maintenance rear garden and there is also off road parking to the front. This beautiful property needs to be viewed so don't delay and book your viewing today.

ACCOMMODATION

ENTRANCE HALL

WC 2' 1" x 7' 3" (0.63m x 2.21m)

KITCHEN 14' 0" x 7' 6" (4.26m x 2.28m)

LOUNGE 10' 8" x 13' 4" (3.25m x 4.06m)

FIRST FLOOR LANDING

BEDROOM 1 11' 0" x 10' 7" (3.35m x 3.22m)



DRESSING TABLE AREA 2' 7" x 6' 2" (0.79m x 1.88m)

BEDROOM 2 9' 4" x 7' 8" (2.84m x 2.34m)

BATHROOM 4' 7" x 7' 0" (1.40m x 2.13m)

OUTSIDE

REAR GARDEN

DRIVEWAY

