



GROUND FLOOR
205 sq.ft. (19.1 sq.m.) approx.

1ST FLOOR
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA: 390 sq.ft. (36.3 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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Energy performance certificate (EPC)

94A NEWBARN ROAD HAVANT PO9 3PY	Energy rating D	Valid until: 22 March 2031
		Certificate number: 2371-3004-3207-0029-8204

Property type	End-terrace house
Total floor area	43 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 D. 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

94a Newbarn Road
Bedhampton PO9 3PY

Price: £220,000

DESCRIPTION

If you're looking to get onto the property ladder or perhaps downsizing, then look no further than this Freehold, well presented end of terraced house situated within a popular, quiet residential area of Bedhampton, Havant. Formally a one bedroom house, it has since been adapted to create one double bedroom and a further small single bedroom which could also be utilised as a dressing room. Internally, to the ground floor you will find a modern fitted kitchen, breakfast room/home office and a light and airy separate lounge. Upstairs you will find the two bedrooms and a modern fitted shower room. Other benefits include double glazing and electric heating. Outside you can enjoy the private and secluded, sunny aspect courtyard garden with storage shed as well as a block paved driveway. On leaving the property you are conveniently located to Havant town centre with it's ever growing retail park, the local supermarkets, Bedhampton and Havant train stations and the commuter links of the A3 and beyond. The property is also offered with no forward chain. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE PORCH: 5' 9" x 4' 0" (1.75m x 1.22m)

KITCHEN: 7' 8" x 5' 4" (2.34m x 1.62m)

LOUNGE: 9' 7" x 9' 3" (2.92m x 2.82m)

BREAKFAST ROOM/OFFICE: 7' 8" x 5' 5" (2.34m x 1.65m)

FIRST FLOOR LANDING

BEDROOM 1: 10' 3" x 9' 5" (3.12m x 2.87m)



BEDROOM 2: 7' 9" x 5' 6" (2.36m x 1.68m)

BATHROOM: 5' 3" x 5' 0" (1.60m x 1.52m)

OUTSIDE

FRONT & SIDE GARDEN/PARKING

COUNCIL TAX - BAND B

