



O'HARA
PROPERTIES & ESTATES

LODGE ROAD | HAVANT | PO9 3LL

£400,000



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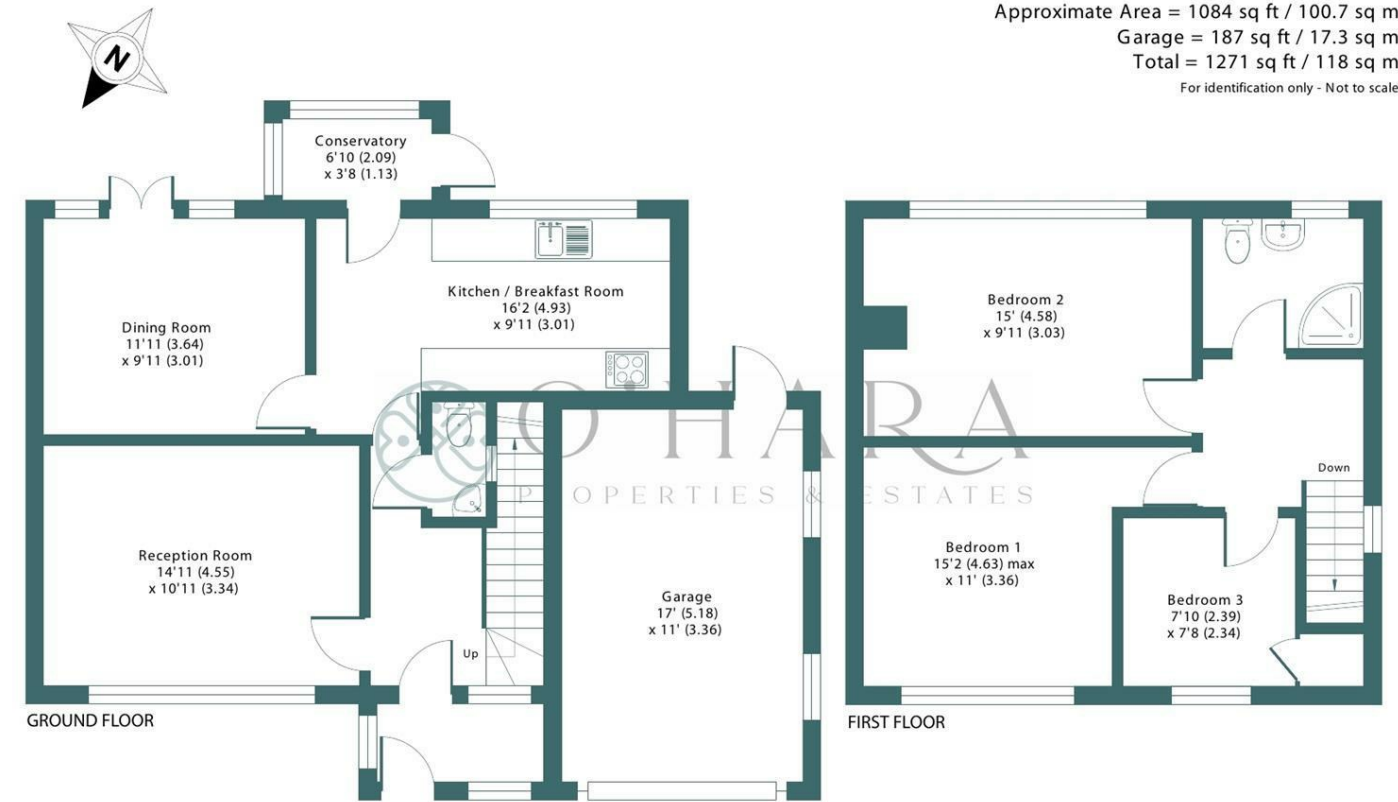
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WELCOME Home

O'Hara Properties and Estates are excited to bring to the market this fantastic three bedroom semi detached house in need of modernisation in the ever so popular location of Bedhampton.

This property is the perfect home for someone who would like to put their stamp on updating a home without needing to do a huge renovation.



Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for O'Hara Properties and Estates Ltd. REF: 1135618.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		



PROPERTY DESCRIPTION

Approaching the property, you are met with a tidy block-pave driveway leading to the garage and front door, with a small garden space with lawn to bring a greener feel to the property frontage.

This home benefits from an enclosed porch - perfect for storing shoes and coats to hinder any clutter from entering the main part of the home. This opens out into the hallway which allows access to every room including the downstairs WC.

The living room is a bright and airy room complete with working fireplace to bring a element of cosiness to the home. Leading into the dining room, this room also boasts from a beautiful electric log burner and French doors leading out to the back garden.

The kitchen/breakfast room is in need of modernisation but has plenty of natural light and is a good size and space for a modern kitchen.

Upstairs contains three nice sized double bedrooms, and a well presented bathroom, again, in need of modernisation.

The enclosed rear garden is split into two spaces is mainly laid to lawn with a greenhouse. A viewing is essential to appreciate what his property has to offer.

The property benefits from being close to Bedhampton station, local amenities on your doorstep, whilst still having the advantage of some beautiful rural feeling walks towards Broadmarsh Costal Park.

Reception Room

Kitchen/Breakfast Room

Dining Room

Bedroom One

Bedroom Two

Bedroom Three

DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



FEATURES

- DESIRED LOCATION OF BEDHAMPTON
- VACANT PROSESSION
- PROBATE PROPERTY
- BEAUTIFUL FAMILY HOME
- QUIET CUL-DE-SAC