

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



2 North Street, Bedhampton, Havant, PO9 3HD

Offers in excess of £350,000

Arden & Way are pleased to present to the sales market this three bedroom semi-detached family home with planning permission granted for a 2 bedroom detached bungalow on the site of the existing garage and outbuilding. The property is available with no forward chain and is conveniently situated within easy reach of the train station, local amenities such as shops and popular schools & road links with the A27 & A3M.

The accommodation comprises of an entrance hall with doors leading to the following: front aspect sitting room with feature fireplace. The kitchen is fitted with a good range of wall and base units with a built-in oven and hob, the kitchen leads onto a well proportioned conversation overlooking the rear garden. Completing the ground floor layout is the modern family bathroom featuring a white suite with shower over the bath and glass screen. Upstairs, there are three bedrooms: two generous doubles and a good-sized single room that could also serve as a home office.

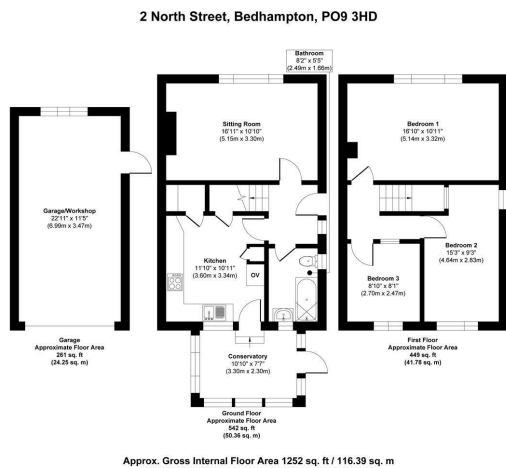
Externally the property offers a generous garden, storage shed and a garage along with ample parking.

Further benefits include gas central heating & double glazing.

For more information or to arrange a viewing please contact Arden & Way.

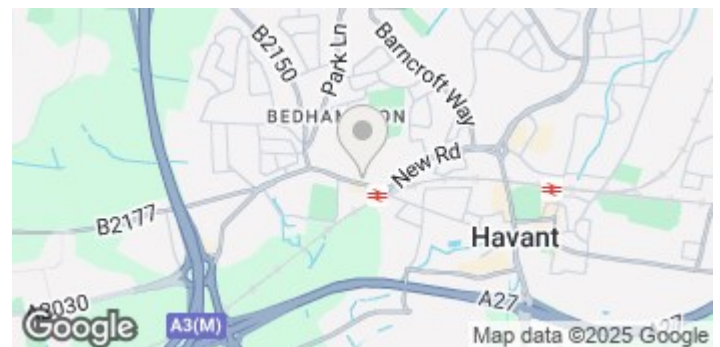
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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