



£285,000
23 Fraser Road
Bedhampton, PO9 3EJ

PROPERTY SUMMARY

With ample off road parking to the front, this well presented three bedroom terraced home is located in this well regarded Bedhampton location. Close to local schools, amenities and transport links we believe this will make a wonderful first time home/family home. Internal accommodation comprising fitted kitchen, lounge/diner, rear lobby and ground floor WC. The first floor landing leads to the bathroom suite, WC and three well proportioned bedrooms. To the rear is a landscaped South facing garden with a summerhouse/cabin. An internal viewing is essential to truly appreciate the space and quality of accommodation on offer, contact us today to arrange your viewing.

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HALLWAY

KITCHEN 10' 11" x 7' 7" (3.33m x 2.31m)

LOUNGE 14' x 13' 5" (4.27m x 4.09m)

LANDING

BATHROOM

WC

BEDROOM ONE 13' x 9' 10" (3.96m x 3m)

BEDROOM 9' 11" x 6' 11" (3.02m x 2.11m)

BEDROOM THREE 9' 5" x 7' 4" (2.87m x 2.24m)



SUMMERHOUSE/CABIN

GROUND FLOOR

1ST FLOOR



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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs. (92+)	A	86
(81-91)	B	
(69-80)	C	68
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

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.



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