



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.8 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)

58, Brooklands Road HAVANT PO9 3NT	Energy rating E	Valid until: 17 May 2030
		Certificate number: 8104-0157-5022-4497-2503

Property type: Semi-detached bungalow
Total floor area: 59 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 E. It has the potential to be B.

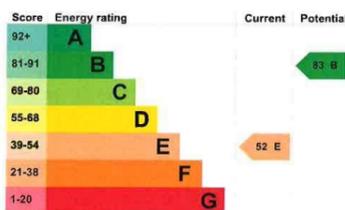
[See how to improve this property's energy efficiency.](#)

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



58 Brooklands Road
Bedhampton, Havant PO9 3NT

Price: £325,000

DESCRIPTION

Situated in a quiet cul-de-sac you will stumble across this Two bedroom semi detached bungalow in Bedhampton. The property itself boasts a generous sized lounge, modern shower room, well proportioned bedrooms, fitted kitchen and sun room. Outside you will find peace and tranquillity in your rear garden, plus there's a front garden and shared driveway leading to the garage. The property is also fully double glazed and gas central heated with a new boiler installed approximately 5 years ago.

ACCOMMODATION

ENTRANCE HALL

BEDROOM 2 11' 10" x 8' 4" (3.60m x 2.54m)

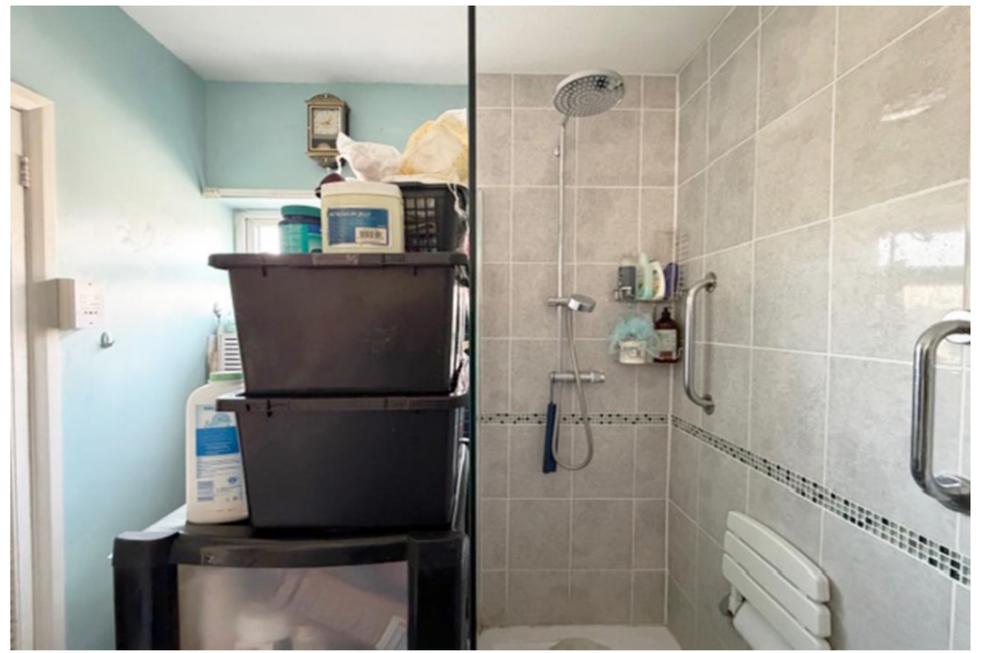
LOUNGE 15' 6" x 10' 4" (4.72m x 3.15m)

BEDROOM 1 11' 0" x 10' 4" (3.35m x 3.15m)

SHOWER ROOM 7' 1" x 5' 8" (2.16m x 1.73m)

KITCHEN 10' 4" x 10' 4" (3.15m x 3.15m)

SUN ROOM



OUTSIDE

REAR GARDEN

SHARED DRIVEWAY

GARAGE

