



£325,000
29 Hillmead Gardens
Bedhampton, PO9 3NL

PROPERTY SUMMARY

Tucked away at the end of a popular Bedhampton cul-de-sac, this three-bedroom semi-detached home offers bright, spacious living. The layout is well-presented, featuring a lounge that flows into the dining room and fitted kitchen, both of the latter rooms have doors leading to the conservatory. Upstairs, there are three bedrooms, including two generous doubles, and a family bathroom. Set on a good-sized plot that widens at the rear, the property boasts a lovely rear garden, while the front offers a shared driveway leading to a hardstand and garage.





PORCH

HALLWAY

WC

LOUNGE 14' 1" x 13' 1" (4.29m x 3.99m)

DINING ROOM 12' x 11' 1" (3.66m x 3.38m)

KITCHEN 12' x 8' 10" (3.66m x 2.69m)

CONSERVATORY 19' 10" x 7' 7" (6.05m x 2.31m)

LANDING

BEDROOM ONE 15' x 13' 3" (4.57m x 4.04m)

BEDROOM TWO 12' x 10' 11" (3.66m x 3.33m)

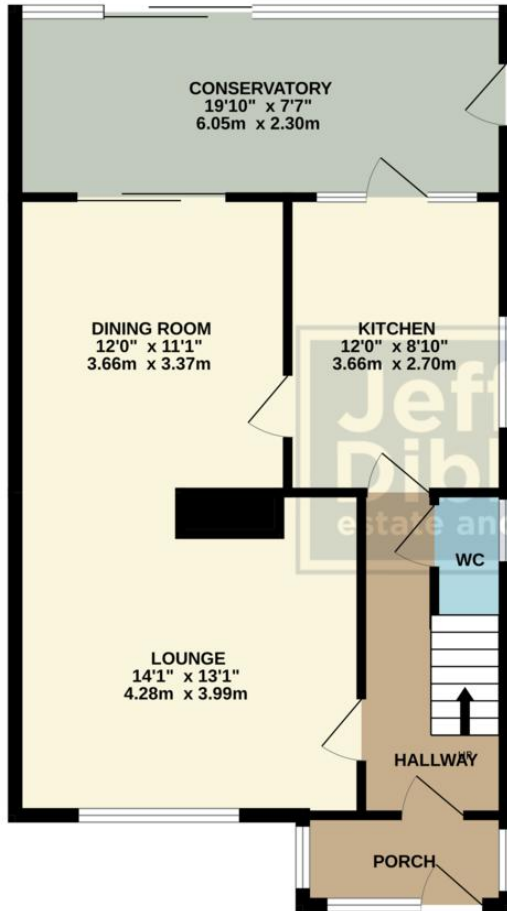
BEDROOM THREE 9' 4" x 9' 3" (2.84m x 2.82m)

BATHROOM 9' x 5' 1" (2.74m x 1.55m)

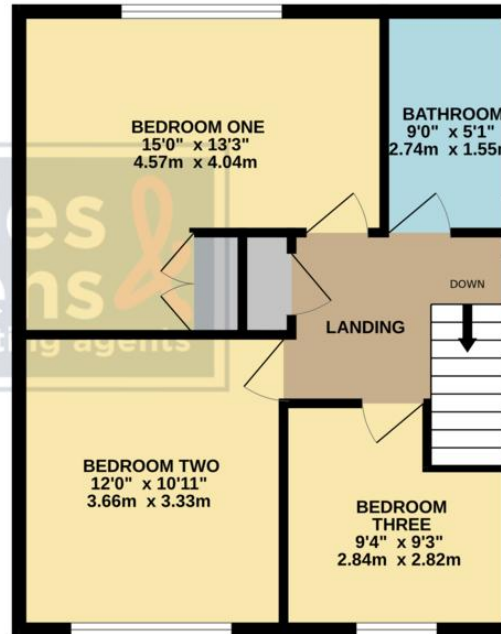
GARAGE



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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