



28 St. Therasas Close, Bedhampton, Havant, Hampshire, PO9 3HF

TOWN & COUNTRY  
SOUTHERN

- A Semi-Detached Family Home
- Three Bedrooms
- 23' Lounge/Dining Room
- Enclosed South Facing Rear Garden
- Off Road Parking & Garage (Restricted)
- Modernisation is Required
- Viewing Strongly Recommended
- No Forward Chain
- Council Tax Band C - Havant Borough Council
- £275,000 - Freehold

#### PROPERTY SUMMARY

A three bedroom semi-detached home situated in a cul-de-sac, ideally positioned close to local amenities, bus routes, commutable road links and within catchment for local schools (subject to confirmation). The accommodation is arranged over two floors and comprises: entrance hallway, a spacious 23' lounge/dining room with doors leading onto the garden and a kitchen on the ground floor and three bedrooms and a family bathroom on the first floor. The property benefits from 765 sq ft of living space, a front garden, off road parking leading to a garage and enclosed rear garden, modernisation is required and the house is offered with double glazing and no forward chain. Early viewing is strongly recommended to appreciate the potential of both the property and its desirable location.

#### ENTRANCE

Lowered kerb leading to brick paviour hardstanding with driveway (restricted) leading to garage, external meter cupboards, front garden with range of shrubs and bushes, covered porch, main double glazed main front door leading to:

#### HALLWAY

Radiator, textured ceiling and coving, double glazed window to side aspect, staircase rising to first floor with understairs cupboard, doors to primary rooms.



#### LIVING / DINING ROOM

23' 3" maximum x 10' 0" decreasing to 8'8" at narrowest point (7.09m x 3.05m) Double glazed full height window to front aspect, radiator, textured ceiling with coving, dining area, radiator, twin double glazed doors leading to rear garden.

#### KITCHEN

11' 0" x 6' 9" (3.35m x 2.06m) Double glazed window to side aspect, range of wall and floor units with roll top work surface, inset four ring gas hob with oven under, range of drawer units, single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), extractor fan, space for fridge/freezer, double glazed door with window to one side leading to rear garden.

#### FIRST FLOOR

Balustrade landing, double glazed window to side aspect, built-in airing cupboard with hot water cylinder, access to loft space.

#### BEDROOM 1

11' 10" x 8' 11" (3.61m x 2.72m) Double glazed window to front aspect, radiator, textured ceiling and coving, built-in wardrobe to one wall with hanging space and shelving.

#### BEDROOM 2

10' 11" x 8' 2" (3.33m x 2.49m) Double glazed window to rear aspect with radiator under, textured ceiling with coving.

#### BEDROOM 3

7' 7" x 6' 10" (2.31m x 2.08m) Double glazed window to front aspect, textured ceiling and coving.

#### BATHROOM

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, close coupled w.c., ceramic tiled surrounds, double glazed frosted window to rear aspect, textured ceiling.

#### OUTSIDE

To the rear is a south facing garden with shrubs and bushes (the garden is overgrown), side pedestrian gate with fence panelling to either side leading to:

#### DETACHED GARAGE

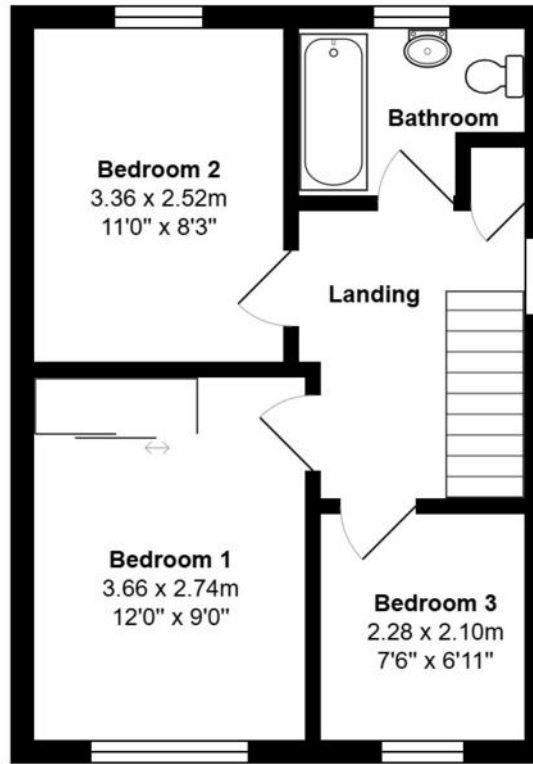
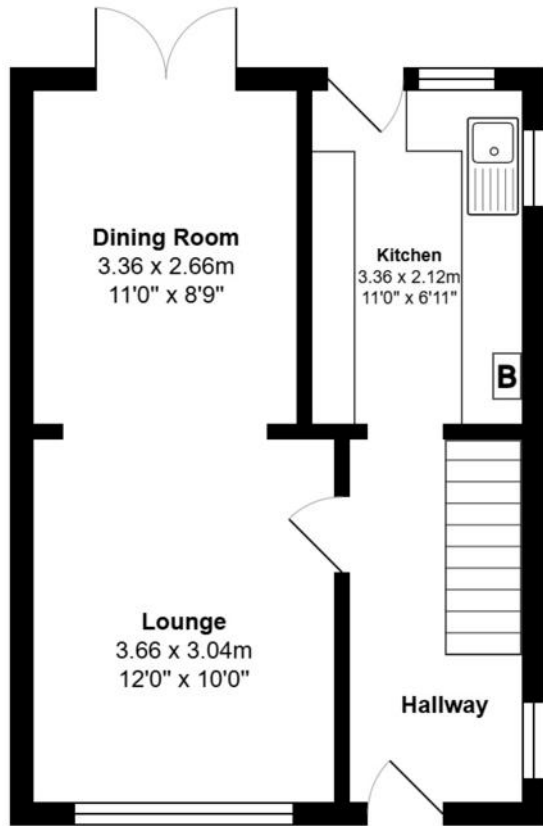
Up and over door, side pedestrian door.

#### AGENTS NOTES

Council Tax Band C – Havant Borough Council  
Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))  
Flood Risk – Refer to - ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 71.1 m<sup>2</sup> ... 765 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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