



**£375,000**  
**22 Park Lane**  
Bedhampton, PO9 3HH

## PROPERTY SUMMARY

Sitting well in its spacious plot, this three bedroom semi detached bungalow offers huge potential for modernisation and a large front driveway and garage. With two double bedrooms on the ground floor as well as a shower room, lounge, kitchen/diner and conservatory, there is an additional bedroom on the first floor with an ensuite and ample eaves storage. The well maintained rear garden measuring approx. 100ft mainly laid to lawn offers several storage sheds and a workshop as well as rear access to the garage. Contact us today to arrange your viewing.

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## ENTRANCE HALL

**LOUNGE** 13' x 13' (3.96m x 3.96m)

**KITCHEN/DINER** 15' 5" x 13' (4.7m x 3.96m)

**CONSERVATORY** 15' 4" x 11' 6" (4.67m x 3.51m)

**BEDROOM TWO** 11' 6" x 10' 11" (3.51m x 3.33m)

**BEDROOM THREE** 13' x 11' 6" (3.96m x 3.51m)

## SHOWER ROOM

**BEDROOM ONE** 12' 6" x 10' 11" (3.81m x 3.33m)

## ENSUITE

## GARAGE



GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 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.

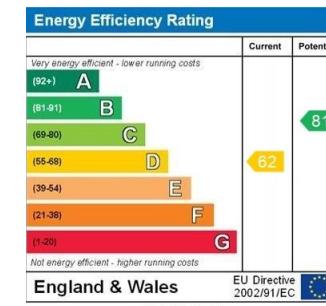
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LOCAL AUTHORITY  
Havant Borough Council

TENURE  
Freehold

COUNCIL TAX BAND  
Band D

VIEWINGS  
By prior appointment only



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.