



**£395,000**  
**64 Lower Road**  
Old Bedhampton, PO9 3LJ

## PROPERTY SUMMARY

Situated in Lower Road, Bedhampton, at the end of a cul-de-sac in a sought-after location, is this well presented end of terrace house. On the ground floor the property comprises generously sized lounge and dining room, boasting periodic character, alongside a modern fitted kitchen with a separate utility room and shower room with WC. Upstairs, there are two double bedrooms and a large bathroom featuring a four-piece suite, while a converted loft room adds useful additional space suitable for a variety of uses. Externally, the property benefits from a long rear garden, approx. 130ft mainly laid to lawn and leading to a rear decking area. Further advantages include gas central heating, double glazing and pedestrian rear access. An internal viewing is essential to truly appreciate the space and potential with this lovely home. Contact us today to arrange your appointment.





## **ENTRANCE HALL**

**LOUNGE** 10' 11" x 13' (3.33m x 3.96m)

**DINING ROOM** 11' x 13' (3.35m x 3.96m)

**KITCHEN** 10' 9" x 13' (3.28m x 3.96m)

**LOBBY**

**UTILITY ROOM** 12' 4" x 5' 6" (3.76m x 1.68m)

## **SHOWER ROOM**

**BEDROOM ONE** 11' 1" x 13' (3.38m x 3.96m)

**BEDROOM TWO** 11' x 13' (3.35m x 3.96m)

**BATHROOM** 10' 7" x 13' (3.23m x 3.96m)

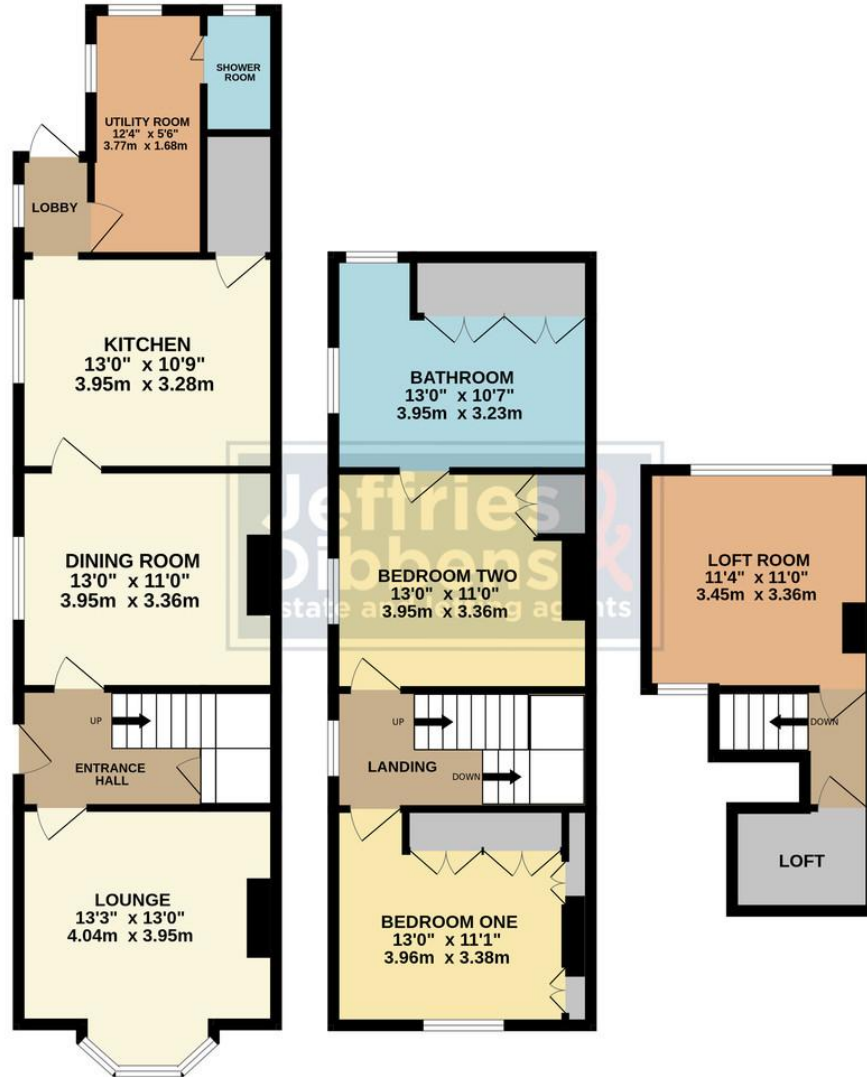
**LOFT ROOM** 11' x 11' 4" (3.35m x 3.45m)



GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.

FIRST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.

SECOND FLOOR  
194 sq.ft. (18.0 sq.m.) approx.



**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		70 C
55-68	D	56 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.

**Jeffries  
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