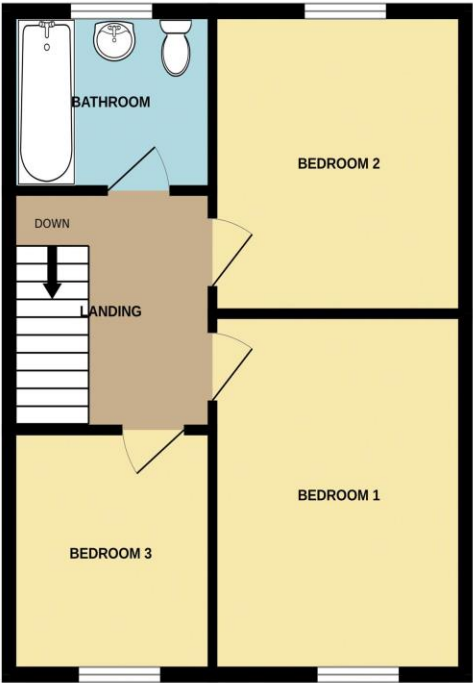




GROUND FLOOR

1ST FLOOR



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)

64 Ernest Road Havant PO9 3TL	Energy rating D	Valid until: 2 August 2033 Certificate number: 4900-1024-0822-0200-3873
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Property type

End-terrace house

Total floor area

92 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 D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	54 B
39-54	E		
21-38	F		
1-20	G		

64 Ernest Road
Bedhampton, Havant PO9 3TL

Price: £310,000

DESCRIPTION

If you are looking to put your own stamp on a property and perhaps look into potential extension opportunities then come take a look at this Three bedroom end of terraced property situated on a corner plot and located in Bedhampton. The property does require some updating but the current owners have had new gas central installed within the last two years aswell as new double glazing and fusebox. The property comprises to the ground floor of a kitchen, lounge and separate dining room. Upstairs you will find three generous sized bedrooms for the growing family and a bathroom. Outside opportunities are endless in your wrap around side and rear garden.

ACCOMMODATION

ENTRANCE HALL

LOUNGE 13' 4" x 13' 0" (4.06m x 3.96m)

DINING ROOM 11' 2" x 9' 7" (3.40m x 2.92m)

KITCHEN 11' 2" x 8' 1" (3.40m x 2.46m)

FIRST FLOOR LANDING

BATHROOM

BEDROOM 1 13' 7" x 10' 4" (4.14m x 3.15m)



BEDROOM 2 11' 2" x 10' 3" (3.40m x 3.12m)

BEDROOM 3 9' 0" x 7' 6" (2.74m x 2.28m)

OUTSIDE

REAR & SIDE GARDEN

