

£269,995

Bevan Road

Lovedean, PO8 9QH

PROPERTY SUMMARY

Offered for sale with no forward chain, we are delighted to offer for sale this impressive 2 bedroom end of terrace property situated in a popular area of Lovedean. Located in Bevan Road we believe this property is an ideal first time or investment purchase and internal viewings are strongly advised. The property boasts 2 double bedrooms, modern bathroom suite, through lounge/diner and a modern fitted kitchen. Externally there are good sized gardens to both the front and rear, out building and off road parking with possible further off road parking subject to PP. to arrange your viewing contact us as sole agents today.





ENTRANCE HALL Double glazed front door to entrance hall, with a radiator and stairs to the first floor, door to:

LOUNGE/DINER 20' 10" x 11' 7" Narrowing to 7' 5" (6.35m x 3.53m) Double glazed window to front aspect and double glazed French doors leading to the garden, two radiators, under stairs cupboard and access to the kitchen.

KITCHEN 8' 11" x 7' 6" (2.72m x 2.29m) Double glazed window to rear aspect, range of wall and base level units with work surfaces over, tiled splashbacks, concealed lighting, built-in oven and hob with fan over, one and half bowl sink unit with mixer tap, space for tall fridge freezer and washing machine.

FIRST FLOOR Access to both bedrooms and the loft space, doors to:

BEDROOM 1 15' 10" x 9' 8" (4.83m x 2.95m) Two double glazed windows to front aspect, radiator.

BEDROOM 2 10' 10" x 9' 7" (3.3m x 2.92m) Double glazed window to rear aspect, radiator.

BATHROOM Double glazed frosted window to rear aspect, heated towel rail, suite comprising panel enclosed bath with a shower over and shower screen, vanity unit with inset wash hand basin with a mixer tap, low level WC.

OUTSIDE Front - Large front garden which is half laid to lawn and half laid to shingle. Potential for further off road parking subject to planning permission, gated side access to:

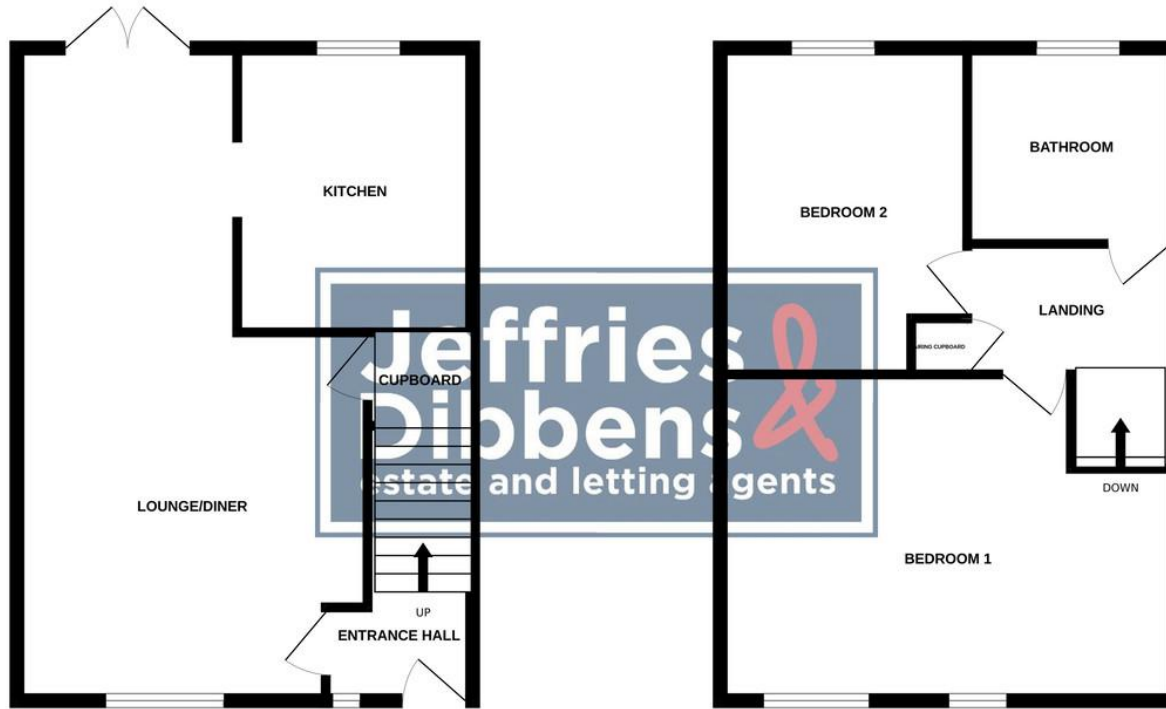
REAR GARDEN Landscaped rear garden which is mostly laid to patio with slate chipping area, side storage area, timber shed, double gates leading to hard stand which currently has an outbuilding on.

OUTBUILDING 12' 9" x 12' 0" (3.89m x 3.66m) Window to side aspect, power and light.



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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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
Band

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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.



OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk