



£420,000
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)

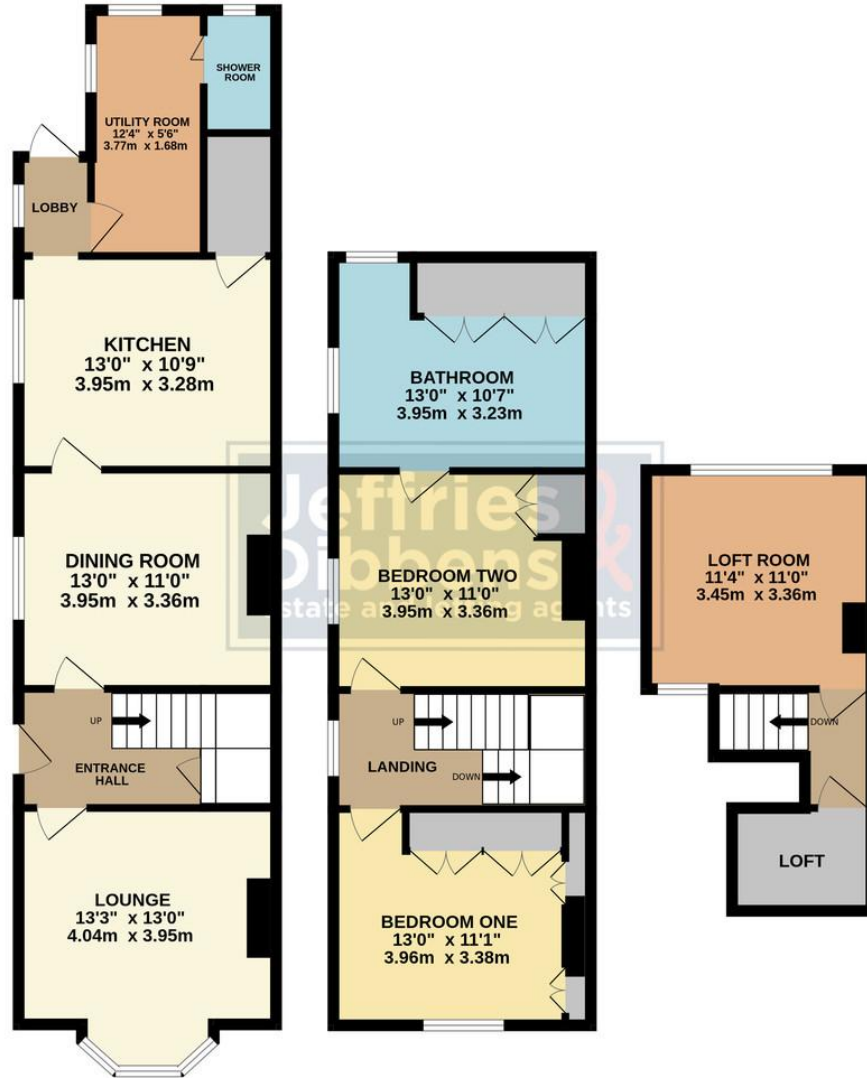
LOFT ROOM 11' x 11' 4" (3.35m x 3.45m)



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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