

£375,000

52 Lower Road

Old Bedhampton, PO9 3LJ

PROPERTY SUMMARY

Situated in a quiet, tucked away road in the sought-after area of Old Bedhampton, this well-presented three-bedroom, end of terrace home offers spacious accommodation throughout. The property boasts a large, modern kitchen/diner complete with a central island and Velux windows, creating a fantastic space for both everyday living and entertaining. The ground floor also includes a cosy lounge with a wood burner and fitted bathroom. Across the first and second floor there are three generously sized bedrooms including loft conversion with eaves storage. To the rear, the property benefits from an extensive rear garden with pedestrian access and a substantial shed/workshop positioned at the far end, also providing excellent additional storage. Further benefits include double glazing and gas central heating throughout. Ideally located in a peaceful residential setting whilst still offering easy access to nearby shops, schools and transport links, this property makes a wonderful family home.

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ENTRANCE HALL

LOUNGE 12' 10" x 12' 6" (3.91m x 3.81m)

KITCHEN/DINER 18' 9" x 12' 9" (5.72m x 3.89m)

LOBBY

BATHROOM

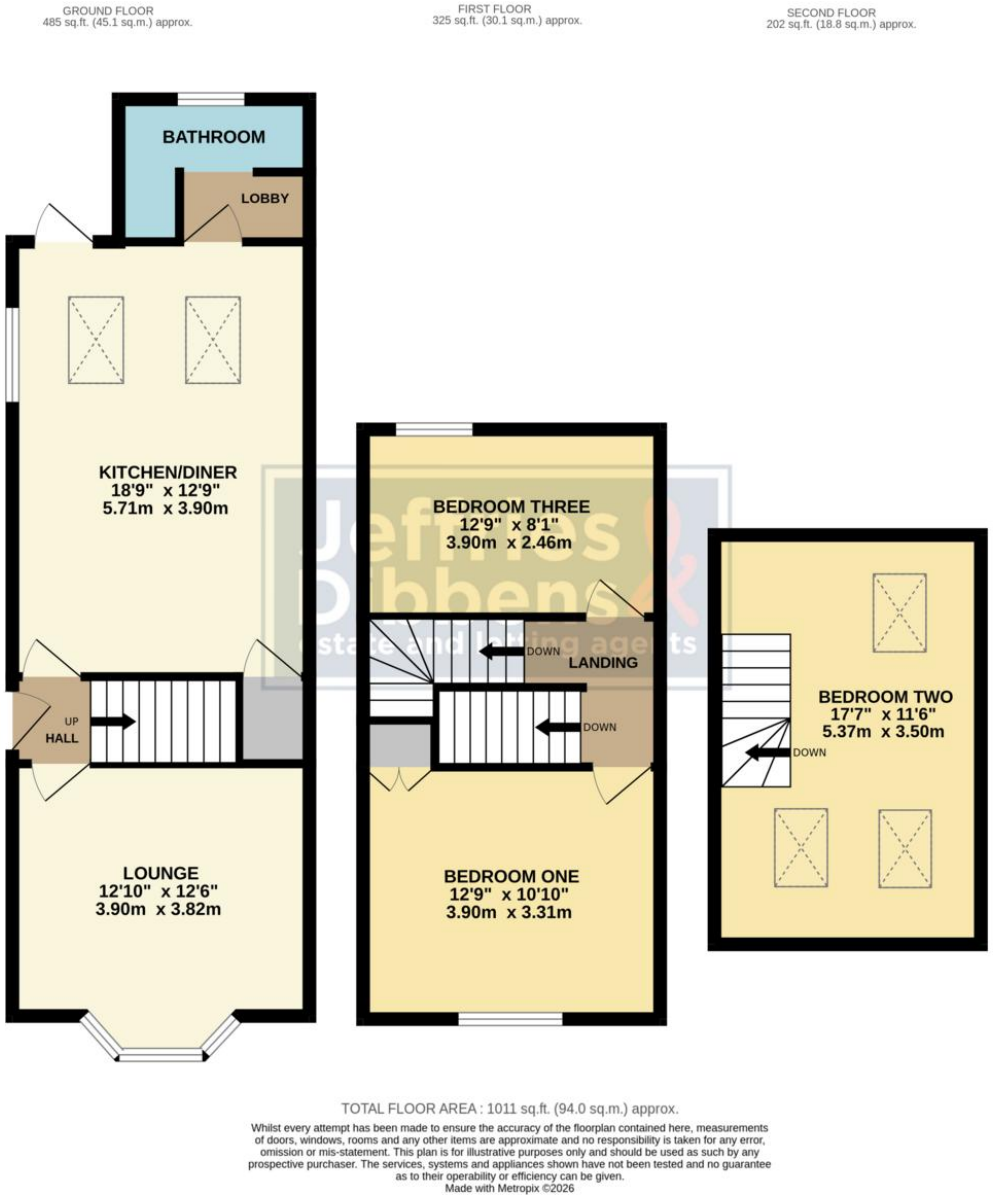
LANDING

BEDROOM ONE 12' 9" x 10' 10" (3.89m x 3.3m)

BEDROOM THREE 12' 9" x 8' 1" (3.89m x 2.46m)

BEDROOM TWO 17' 7" x 11' 6" (5.36m x 3.51m)

GARDEN



TOTAL FLOOR AREA : 1011 sq.ft. (94.0 sq.m.) approx.

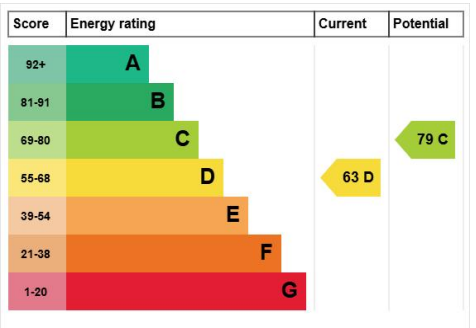
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

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.

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