



£310,000
17 St. Michaels Road
Bedhampton, PO9 3TT

PROPERTY SUMMARY

We are delighted to introduce to the market this spacious family home offering ample off road parking and three double bedrooms. Accommodation also comprising a modern bathroom suite, contemporary fitted kitchen, open lounge/diner and a bright & airy conservatory with shower room and a utility. To the rear is a South Westerly garden with a summerhouse/store at the end. Located in this popular residential area within Bedhampton close to local amenities and transport links. We feel this spacious property will make a wonderful family home, viewings are highly recommended. Contact us to arrange your internal inspection.





HALLWAY

KITCHEN 16' 5" x 8' 2" (5m x 2.49m)

LOUNGE/DINER 25' 10" x 12' 3" (7.87m x 3.73m)

CONSERVATORY 14' 6" x 12' 6" (4.42m x 3.81m)

SHOWER ROOM

UTILITY ROOM

STAIRS

LANDING

BATHROOM

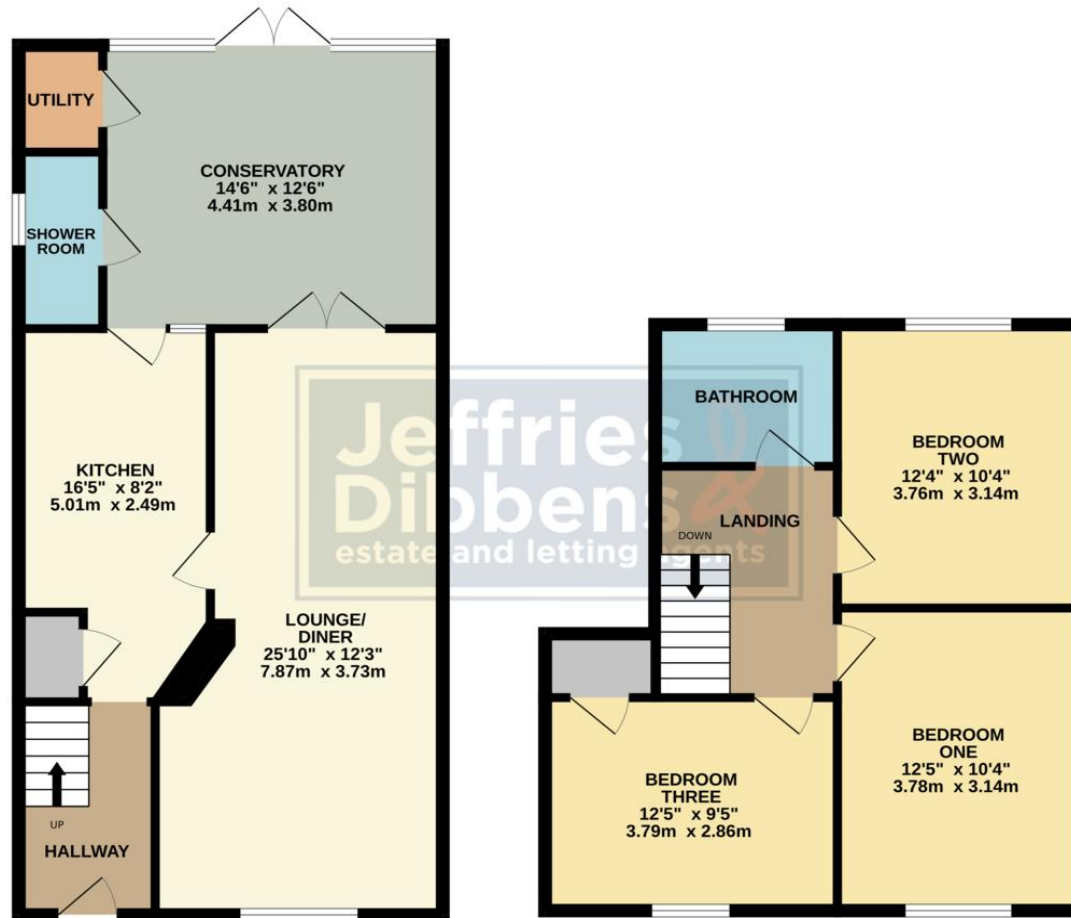
BEDROOM ONE 12' 5" x 10' 4" (3.78m x 3.15m)

BEDROOM TWO 12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM THREE 12' 5" x 9' 5" (3.78m x 2.87m)

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

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