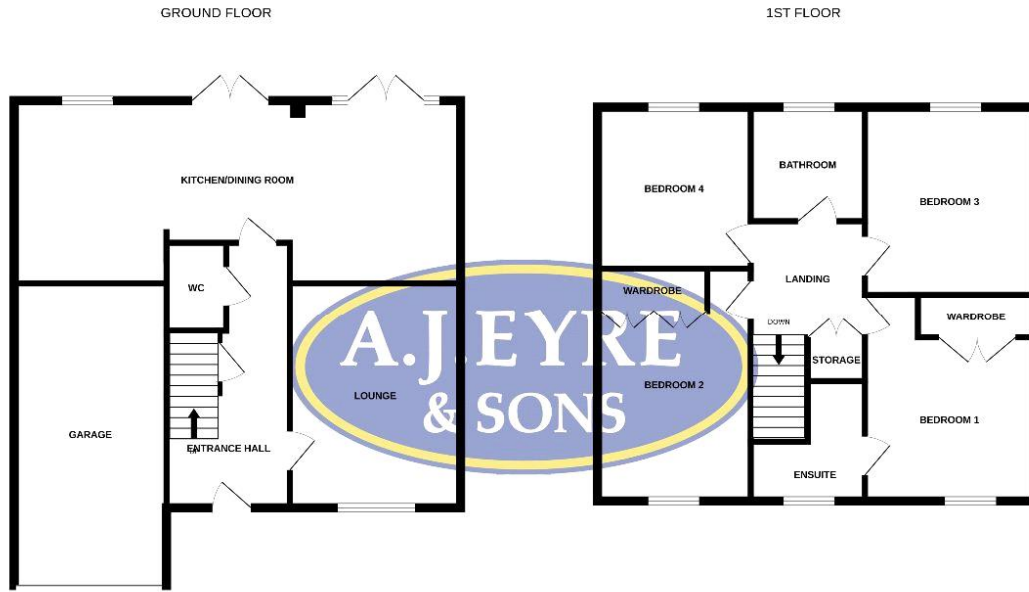




PRICE: £550,000



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.
Made with Metropix 62024



South Downs Rise, Bedhampton, PO9 3EX

NO FORWARD CHAIN is offered with this modern FOUR DOUBLE BEDROOM DETACHED HOUSE in Bedhampton. The property boasts lounge, spacious kitchen / dining room, ground floor cloakroom, ensuite to master bedroom, blocked paved driveway providing ample off road parking leading to the integral garage.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Covered Entrance
Wood front door leading to the entrance hall.

Entrance Hall
Stairs to the first floor with understairs storage cupboard, radiator, wall mounted electrical fuse board, wood flooring.

Cloakroom
Close coupled low level wc, pedestal wash hand basin, chromium ladder style radiator, tiled flooring and to principle areas.

Lounge
Double glazed window to front aspect, two radiators, wood flooring. W: 11' x L: 14' 5" (W: 3.36m x L: 4.41m)

Kitchen / Dining Room
Overall maximum measurements. Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, stainless steel sink unit with mixer tap and drainer, stainless steel four ring gas hob with stainless steel extractor canopy over, two eye level electric ovens, integrated fridge / freezer, space and plumbing for dishwasher and washing machine, double glazed window to rear aspect, two sets of French doors to rear aspect / garden, tiled flooring. W: 28' 11" x L: 12' 6" (W: 8.83m x L: 3.81m)

FIRST FLOOR
Wood flooring, loft access, double airing cupboard with wall mounted boiler for central heating and domestic hot water.

Master Bedroom
(Maximum measurements). Double glazed window to front aspect, radiator, fitted wardrobe cupboard, door to ensuite shower room. W: 10' 10" x L: 14' 2" (W: 3.31m x L: 4.32m)

En Suite Shower
(Maximum measurements). Suite comprising shower cubicle with wall mounted shower, close coupled low level wc, wash hand basin set in vanity unit, tiled flooring and to principle areas, double glazed obscured window to front aspect, chromium ladder style radiator. W: 7' 5" x L: 7' 8" (W: 2.27m x L: 2.35m)

Bedroom Two
(Maximum measurements). Double glazed window to front aspect, radiator, fitted wardrobe cupboard. W: 9' 10" x L: 15' 5" (W: 3m x L: 4.7m)

Bedroom Three
Double glazed window to rear aspect, radiator. W: 10' 10" x L: 12' (W: 3.3m x L: 3.67m)

Bedroom Four
Double glazed window to rear aspect, radiator. W: 9' 10" x L: 10' 10" (W: 3.01m x L: 3.3m)

Family Bathroom
Four piece suite comprising panelled bath with mixer tap, separate shower cubicle with wall mounted shower, wash hand basin set in vanity unit, close coupled low level wc, wall mounted mirror, wall mounted shaver point, tiled flooring and principle areas, double glazed obscured window to rear aspect. W: 7' 5" x L: 7' 4" (W: 2.26m x L: 2.24m)

OUTSIDE
The frontage is predominantly block paved driveway creating off road parking leading to the integral garage. Gated side access leads to the rear garden boasting extensive patio / seating area stretching the full width of the property with an additional patio / seating area at the bottom of the garden, the remainder of the rear is laid with lawn, outside tap, gated side access, timber garden shed housed down the side of the property and panelled fencing complementing the side and rear boundaries.

Garage
Up and over door to the front, power and electrics. W: 9' 10" x L: 19' 6" (W: 2.99m x L: 5.95m)

