



PRICE: £365,000



While every effort has been made to ensure the accuracy of the description contained here, measurements of floors, walls, stairs and other items are approximate and no responsibility is taken for any errors or omissions of the information. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee is given for their operation or efficiency can be given. (Multi-unit: Not a house) (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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>



Meyrick Road, Bedhampton, PO9 1NN

NO FORWARD CHAIN is offered with this DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW offering huge potential to improve and extend and only a short stroll to Bedhampton train station. Accommodation boasting spacious lounge / dining room, sun lounge, wet room, driveway and garage.

Entrance
Double glazed front door.

Entrance Hall
Radiator, textured ceiling, understairs airing cupboard with shelving and hot water tank, paddle style staircase leading to the loft room and walk in eaves storage area.

Lounge / Dining Room W: 14' 9" x L: 19' 11" (W: 4.5m x L: 6.07m)
(Maximum measurements). Feature fireplace with wood mantle over, stone back and hearth with inset gas living flame effect fire, two radiators, two double glazed windows to side aspect, glazed window and door to rear aspect / sun lounge, coved and textured ceiling.

Kitchen W: 7' 11" x L: 11' 11" (W: 2.42m x L: 3.63m)
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, space for cooker, space for fridge / freezer, radiator, tiled to principle areas, wall mounted Vaillant boiler for central heating, glazed window to rear aspect / sun lounge, double glazed door to side aspect / covered walk way, textured ceiling.

Sun Lounge W: 22' 4" x L: 7' 10" (W: 6.81m x L: 2.39m)
Double glazed window to side and rear aspects, double glazed French doors to rear aspect / garden, two radiators, power points, polycarbonate roof.

Bedroom One W: 10' 7" x L: 12' 4" (W: 3.22m x L: 3.76m)
Double glazed window to front aspect, range of fitted bedroom furniture, radiator, textured ceiling.

Bedroom Two W: 11' 11" x L: 8' 11" (W: 3.64m x L: 2.71m)
Double glazed window to front aspect, radiator, textured ceiling.

Wet Room W: 7' 3" x L: 7' 3" (W: 2.21m x L: 2.22m)
Close coupled low level wc, wash hand basin set in vanity unit, wall mounted shower with drainage area, radiator, two double glazed obscured windows to side aspect, fitted storage cabinet, smoothed ceiling with extractor fan.

Loft room W: 10' 10" x L: 18' 9" (W: 3.29m x L: 5.73m)
Access via the paddle staircase in the entrance hall. Double glazed window to rear aspect, radiator, power points, lighting, door to spacious walk in eaves storage room.

OUTSIDE

The frontage boasts driveway providing off road parking leading to the garage, gated side access with covered walk way to the rear garden, the remainder of the frontage laid with lawn and shrubbery. The rear garden boasts extensive decked / seating area with water feature, remainder mainly laid with lawn with covered pergola / seating area, two timber garden sheds and outside tap.

Garage W: 8' x L: 19' 2" (W: 2.44m x L: 5.85m)
Up and over door to the front, wall mounted electric consumer unit and fuse board, double glazed door to side aspect / covered walk way, power points and lighting.

Utility / Cloakroom W: 7' 8" x L: 9' 6" (W: 2.35m x L: 2.9m)
Attached at the rear of the garage, double glazed door to the side, double glazed windows to side and rear aspects, power points, space and plumbing for washing machine, door to cloakroom.

