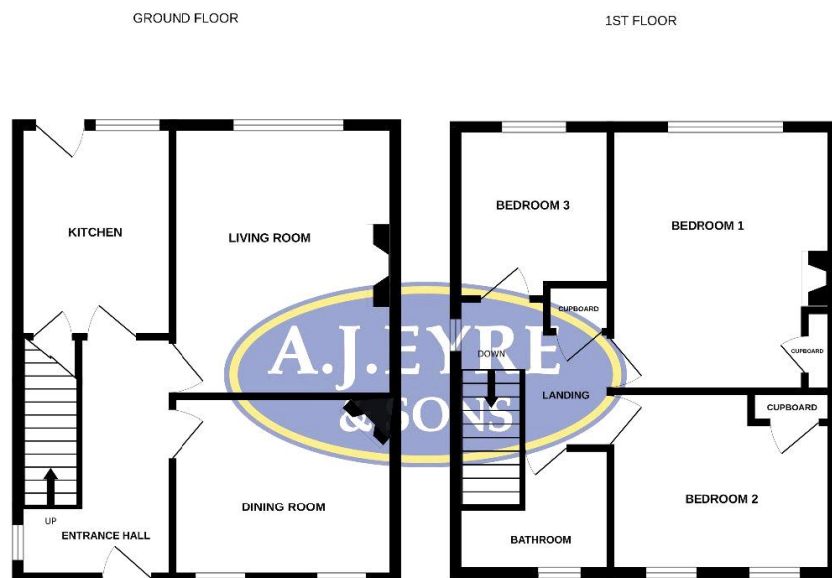




PRICE: £235,000



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.  
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**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>

## Scratchface Lane, Bedhampton, PO9 3NG

LOOKING FOR A PROJECT, LOOK NO FURTHER, THREE BEDROOM SEMI DETACHED HOUSE in Bedhampton in need of extensive modernising throughout, offering huge potential. Accommodation boasts two reception rooms, potential to extend subject to local planning consents, good sized NORTH/WEST ASPECT REAR GARDEN.

Covered Entrance  
Front door leading to the entrance hall.

Entrance Hall  
Stairs to the first floor with understairs storage cupboard, window to side aspect.

Lounge  
W: 11' 7" x L: 13' 8" (W: 3.53m x L: 4.18m)  
Feature fireplace with tiled surround and hearth with gas fire, window to rear aspect, serving hatch to kitchen.

Dining Room  
W: 11' 6" x L: 9' 5" (W: 3.51m x L: 2.86m)  
Feature fireplace with tiled surround and hearth, two windows to front aspect.

Kitchen  
W: 7' 10" x L: 10' 8" (W: 2.39m x L: 3.25m)  
Basic range of units with work surface over, butler sink, space and plumbing for washing machine, additional larder style cupboards, space for cooker, understairs storage cupboard, serving hatch to lounge, window to rear aspect, door to rear aspect / garden.

FIRST FLOOR  
Landing. Access to loft area, window to side aspect, airing cupboard with hot water tank and shelving.

Bedroom One  
W: 11' 7" x L: 13' 9" (W: 3.52m x L: 4.18m)  
Feature fireplace with tiled surround and hearth, window to rear aspect, fitted wardrobe cupboard.

Bedroom Two  
W: 11' 8" x L: 9' 5" (W: 3.55m x L: 2.86m)  
Two windows to front aspect, wardrobe cupboard.

Bedroom Three  
W: 7' 11" x L: 8' 3" (W: 2.42m x L: 2.5m)  
Window to rear aspect.

Bathroom  
'L' Shaped .  
Freestanding bath, wash hand basin, wc with overhead cistern and pull chain, window to front aspect.

OUTSIDE  
Brick wall serving the boundary to the front garden, side access leads to the rear garden. The rear garden has two brick outdoor sheds and an outdoor wc. Panelled fencing complements the side boundaries, mature hedgerow complements the rear boundary.

