



**57 Maylands Road, Bedhampton,  
Havant, Hampshire, PO9 3NR**

**Chapplins**  
*Estate and Letting Agents*





# 57 Maylands Road, Bedhampton, Havant, Hampshire, PO9 3NR

## Asking Price £350,000

This very well-proportioned, semi-detached house is set in one of the more favoured roads in Bedhampton, within easy reach of local shops, bus routes and transport links. The house offers three bedrooms, two reception rooms, an extended kitchen and a good sized, westerly facing rear garden.

This surprisingly spacious, semi-detached house needs to be viewing to fully appreciate the space on offer. Although the property would benefit from some updating, it boasts an extended kitchen, two reception rooms, a very large principle bedroom and a rear garden extending to nearly 80 ft in depth (approx). There also a driveway providing off-road parking and a garage (in need of repair). The house is situated towards the highest end of Maylands Road, close to Scratchface Lane Park and within about a 10 minute walk (0.4 miles) of a Co-op shop.





On entering the house, the entrance hall gives access to all the ground floor rooms, including a wc. The lounge extends the full width of the front of the house and features a wood burning stove and a shallow bay window. The dining room is to the rear of the house with double doors opening to the rear garden. There is also access to an understairs cupboard. The kitchen has been extended to the rear of the house and is now a very good size with a good selection of floor and wall units, space for a range-style cooker with filter hood above, spaces for a washing machine, tumble dryer and fridge/freezer. A side door leads out to the rear garden.

To the first floor, the front bedroom, the largest of the three, is a very good size, stretching the full width of the house with a built-in wardrobe to one end. The two further bedrooms are overlooking the rear of the house, one being a double room with the third being a comfortable single room. The bathroom currently features a panel bath with shower over, a wash basin and a toilet.

Outside, the property is approached over a driveway running down the side of the house and leading to a detached single garage (in need of repair). There a small, raised front garden with a flower bed to the front. A side gate gives access to the rear garden. Although the garden is in need of attention, it features a patio area adjacent to the house, leading to a raised lawn (overgrown), edged with timber fencing with a greenhouse to the far corner.

#### GROUND FLOOR:

LOUNGE 5.66m (18'7") x 3.52m (11'7")

ENTRANCE HALL

DINING ROOM 3.90m (12'10") x 2.98m (9'9")

KITCHEN 5.30m (17'5") x 2.59m (8'6")

WC

#### FIRST FLOOR:

LANDING

BEDROOM 1 5.66m (18'7") into wardrobes x 3.52m (11'7")

BEDROOM 2 3.44m (11'3") x 2.90m (9'6")

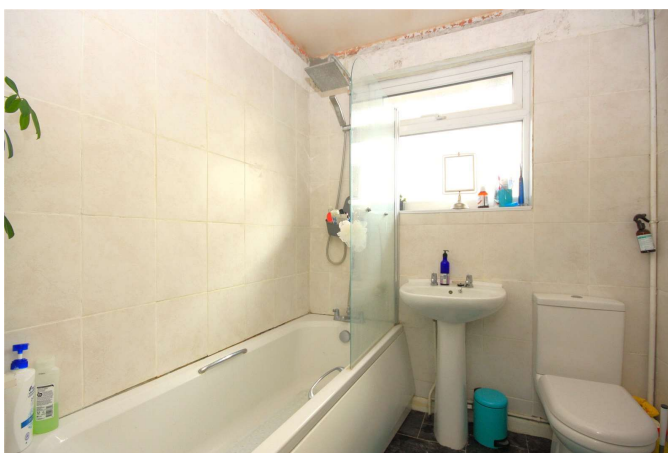
BEDROOM 3 2.90m (9'6") x 2.13m (7')

BATHROOM

Council Tax Band: D

Energy Rating: D

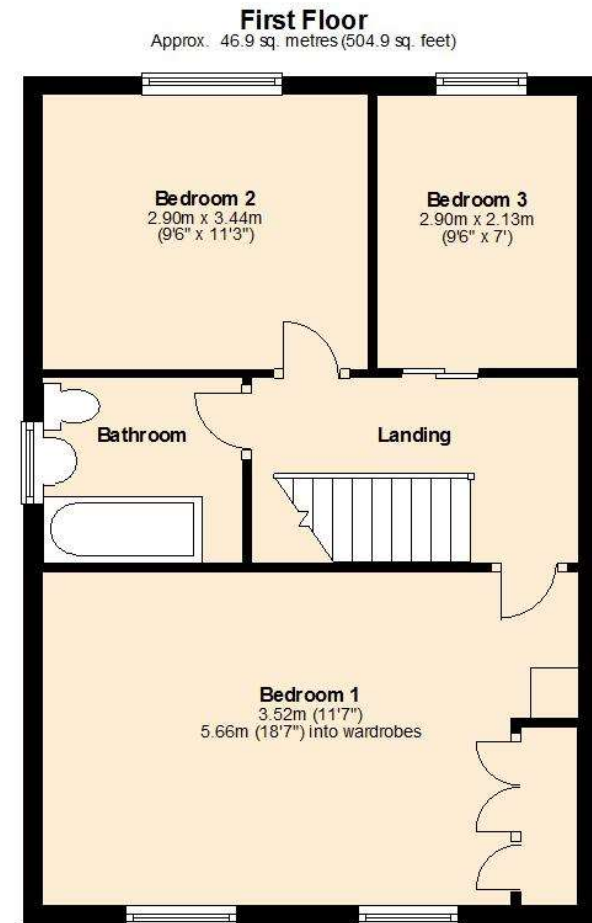
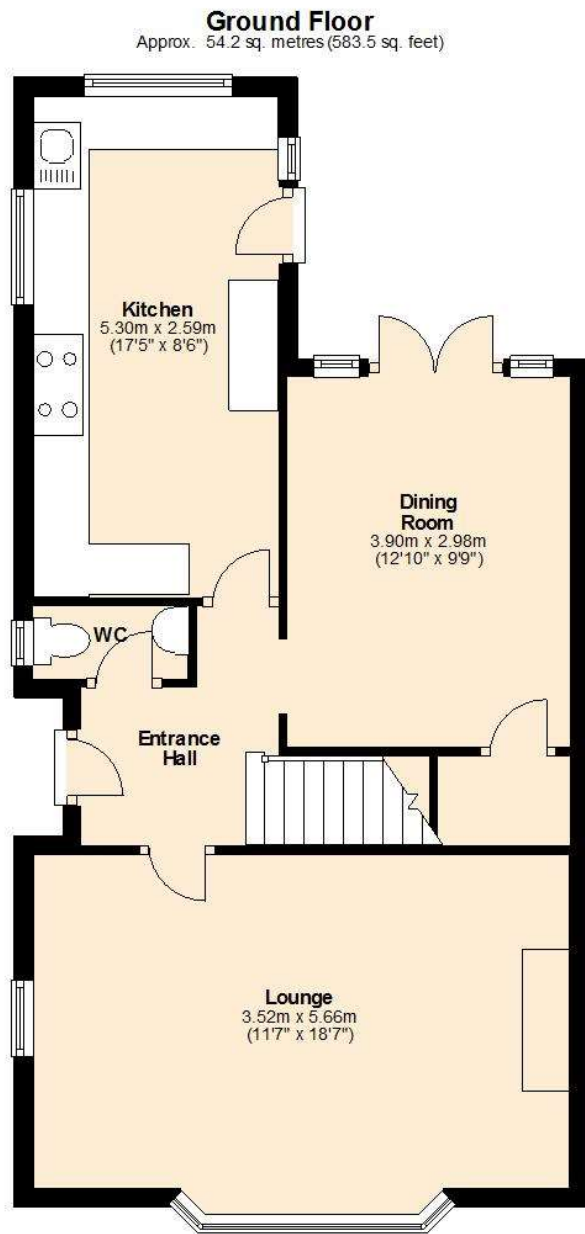
Tenure: Freehold



This Floor Plan is not to scale and is designed to give an indication of the general layout and flow of accommodation. Purchasers must not rely on this plan as a basis for ordering carpets, furniture or any other fittings.

#### THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitors and /or Surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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