



**£459,950**  
**92 Hulbert Road**  
Havant, PO9 3TG



## PROPERTY SUMMARY

This charming semi-detached home sits well in a lovely tree lined location, set back from the main Hulbert Road in Bedhampton. The property has been much enhanced under the ownership of the current Owners who have extended the accommodation by adding a fourth bedroom and a second bathroom over the garage, along with a ground floor utility and cloakroom. The accommodation also comprises two receptions, a fitted kitchen, a stunning conservatory, three further bedrooms and a first floor bathroom. Outside there is a good sized plot with a picturesque front garden with driveway to the garage and an additional parking area. To the rear, the large and enclosed garden has a beautifully tended lawn, patio area, wildlife pond shrubs and bushes with summer house.







**PORCH**

**ENTRANCE HALL**

**LOUNGE** 11' 11" x 10' 10" (3.63m x 3.3m)

**DINING ROOM** 14' 4" x 10' 10" (4.37m x 3.3m)

**KITCHEN** 19' 6" x 13' 3" (5.94m x 4.04m)

**UTILITY ROOM** 8' 2" x 6' 2" (2.49m x 1.88m)

**WC**

**CONSERVATORY** 13' 6" x 13' 3" (4.11m x 4.04m)

**LANDING**

**BEDROOM ONE** 14' 4" x 10' 10" (4.37m x 3.3m)

**BEDROOM TWO** 11' 11" x 10' 10" (3.63m x 3.3m)

**BEDROOM FOUR** 9' 2" x 6' 11" (2.79m x 2.11m)

**BATHROOM** 8' 8" x 6' 11" (2.64m x 2.11m)

**BATHROOM** 8' 8" x 7' 9" (2.64m x 2.36m)

**BEDROOM THREE** 14' 3" x 7' 9" (4.34m x 2.36m)

**GARAGE**

GROUND FLOOR

1ST FLOOR



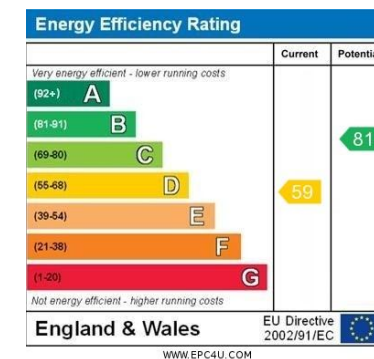
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2023

**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



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

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk