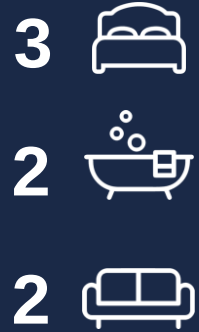


£425,000
37 Hulbert Road
Bedhampton, PO9 3TA

PROPERTY SUMMARY

This wonderful semi-detached home, which is situated in a well regarded location, has excellent commuter links nearby and is sure to attract early interest. The property is beautifully presented throughout and benefits from a host of quality and characterful features. The accommodation is enhanced by a stunning kitchen/breakfast room extension with roof widow and views to the picturesque and immaculately tended West facing rear garden. Accommodation also comprises a ground floor shower room, two reception rooms, three bedrooms and upstairs family bathroom. Ample off road parking for several vehicles is provided by the lovely block paved frontage with side access to the rear. An internal viewing is strongly recommended at your earliest convenience to fully appreciate the quality of accommodation on offer here.





PORCH

HALLWAY

LOUNGE 15' 5" x 11' 11" (4.7m x 3.63m)

DINING ROOM 12' 2" x 10' 5" (3.71m x 3.18m)

SHOWER ROOM

KITCHEN 12' 5" x 10' 5" (3.78m x 3.18m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 5" x 12' 0" (3.78m x 3.66m)

BEDROOM TWO 12' 3" x 10' 5" (3.73m x 3.18m)

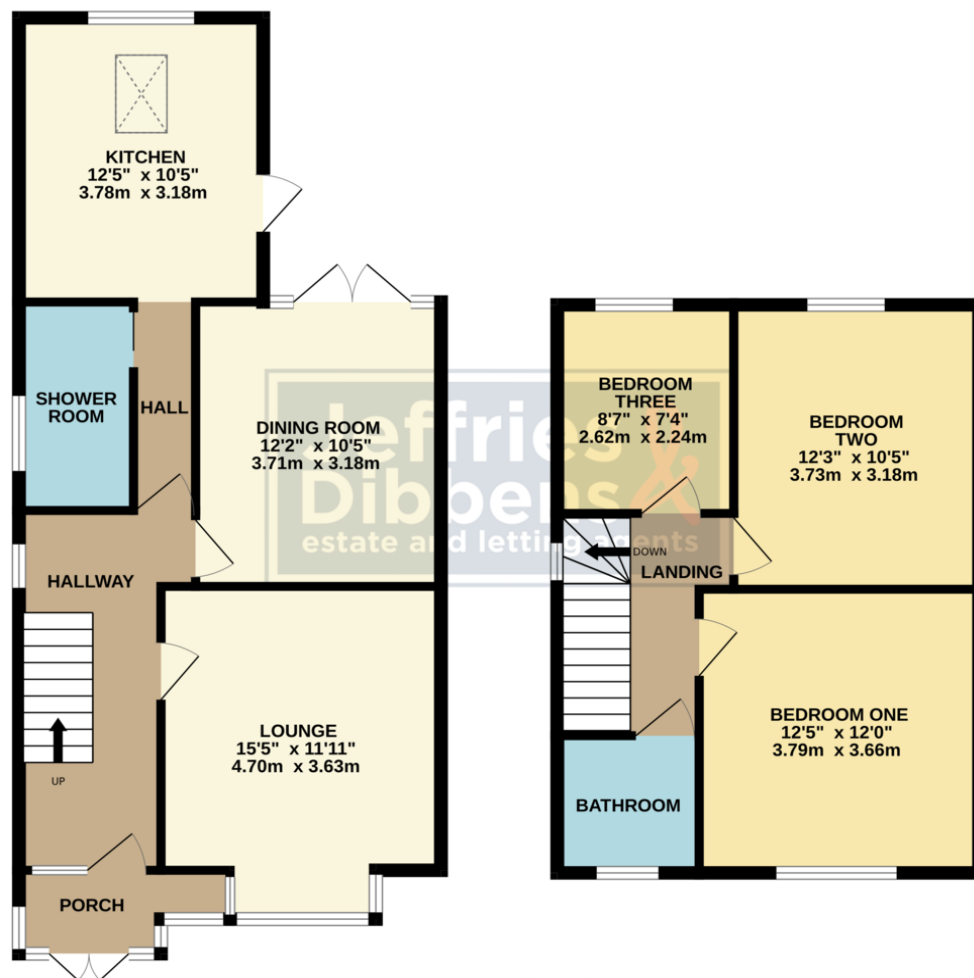
BEDROOM THREE 8' 7" x 7' 4" (2.62m x 2.24m)

BATHROOM 6' 0" x 5' 8" (1.83m x 1.73m)



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

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.

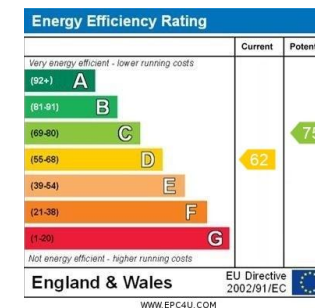
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LOCAL AUTHORITY
Havant Borough Council

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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