



GUIDE PRICE

£450,000

Hulbert Road

Waterlooville, PO7 7NX

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this impressive 3/4 bedroom detached property on Hulbert Road. Occupying a prominent corner plot and offering masses of potential for further improvement early viewing is strongly advised. The property benefits from 3 first floor bedrooms, a 4 piece bathroom suite, large bright lounge/diner, kitchen/breakfast room, utility room/study/bedroom 4, WC and a beautiful sun room. Externally there are large gardens to the front, side and rear as well as a detached double garage with driveway and further off road parking. Waterloo town centre is close by and the property offers convenient access to the A3M. Internal viewings are strongly advised and can be arranged by contacting us as sole agents.





ENTRANCE HALL Window to side aspect, 2x radiator, understairs cupboard, stairs to first floor rooms, doors to:

KITCHEN/BREAKFAST ROOM 15' 05" x 11' 04" (4.7m x 3.45m) Windows rear and side aspects, door to rear aspect leading into conservatory, wall mounted boiler, radiator, range of wall and base units with work surface over, inset 2 and 1/2 sink unit with mixer tap, electric 4 ring hob with extractor above and oven under, part tiled surround, breakfast island.

LOUNGE/DINER 23' 08" x 14' 07" (7.21m x 4.44m) Windows to front and side aspects, 2 x radiator, brick built fireplace with electric fire.

WC Window to rear aspect, radiator, WC, hand wash basin, tiled to principle area.

UTILITY ROOM/BED 4 8' 04" x 7' 11" (2.54m x 2.41m) Window to rear aspect, radiator, range of units with work surface over with inset stainless steel sink unit, space and plumbing for washing machine.

FIRST FLOOR

LANDING Access to loft, airing cupboard, doors to:

BEDROOM 1 16' 00" x 10' 06" (4.88m x 3.2m) Window to front and side aspects, radiator, hand wash basin, tiled to principle area, built in wardrobe.

BEDROOM 2 15' 01" x 8' 04" (4.6m x 2.54m) Window to rear and side aspect, radiator, eves storage, built in wardrobe.

BEDROOM 3 9' 10" x 8' 00" (3m x 2.44m) Window to side aspect, radiator.

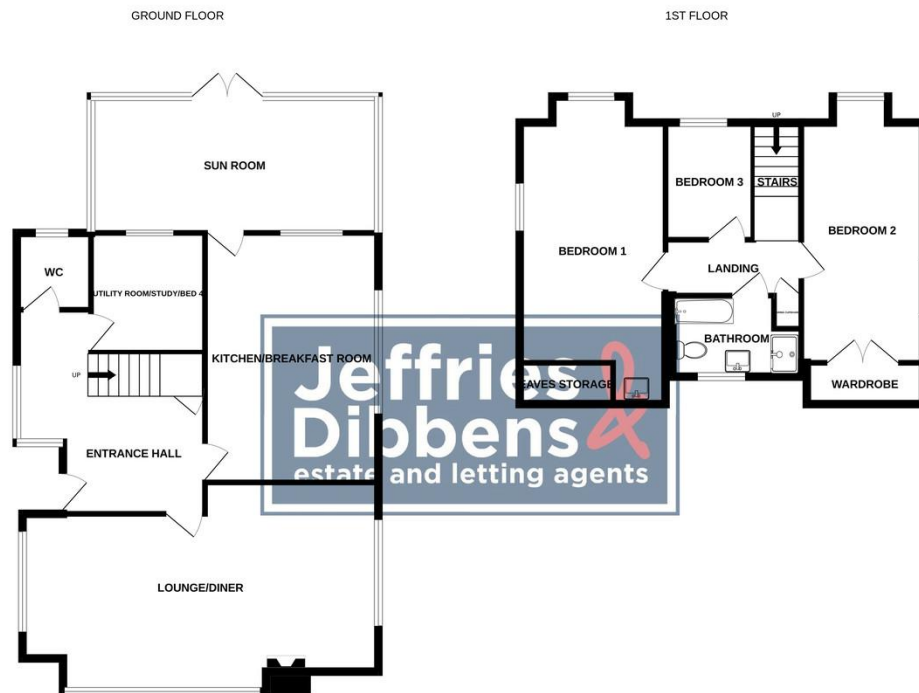
BATHROOM Window to side aspect, radiator, WC, hand wash basin, panelled bath, separate shower cubicle with electric shower.

OUTSIDE

FRONT Mostly laid to lawn front garden, large tarmac driveway, entrance to double garage, brick built planters with mature plants and trees.

REAR GARDEN Patio area, mostly laid to lawn, door leading into garage.

DOUBLE GARAGE 18' 02" x 13' 06" (5.54m x 4.11m) Electric garage door, 2 x window to rear aspect, tap, power and light,



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 E

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

**Jeffries
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estate and letting agents

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