



£400,000
53 Hulbert Road
Bedhampton, PO9 3TB

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom semi-detached family home offers huge scope for modernisation. Benefiting from off road parking via the driveway as well as a garage, there is also a well tended West facing rear garden. The front garden offers a private enclosed lawned area with potential to extend the driveway. The spacious internal accommodation comprises living room with bay window, separate dining room, fitted kitchen and a large conservatory with WC. The first floor landing leads to three well proportioned bedrooms and the bathroom suite. An internal viewing is essential to appreciate the potential to enhance and extend (subject to the usual permissions). Keys with agents.

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PORCH

HALLWAY

LIVING ROOM 15' 4" x 12' (4.67m x 3.66m)

DINING ROOM 12' 1" x 10' 3" (3.68m x 3.12m)

KITCHEN 8' 9" x 7' (2.67m x 2.13m)

CONSERVATORY 13' x 11' 4" (3.96m x 3.45m)

WC

UTILITY

LANDING

BEDROOM ONE 15' 4" x 12' (4.67m x 3.66m)

BEDROOM TWO 12' 1" x 10' 3" (3.68m x 3.12m)

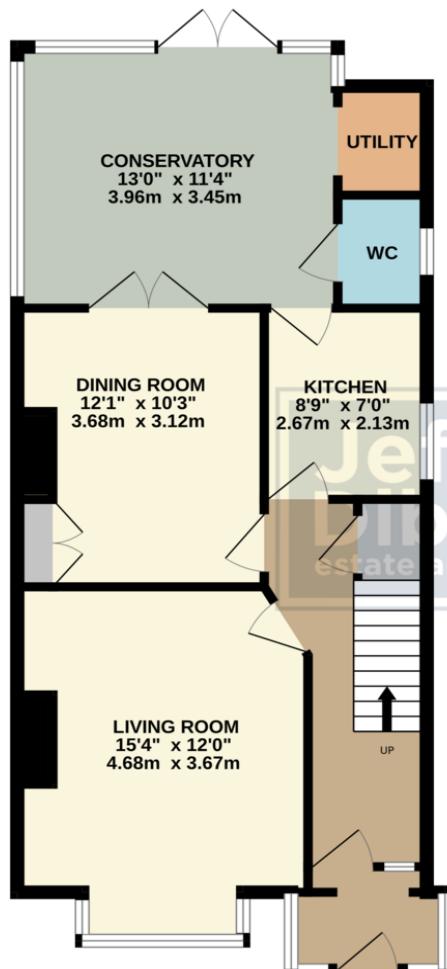
BEDROOM THREE 8' 8" x 7' 1" (2.64m x 2.16m)

BATHROOM

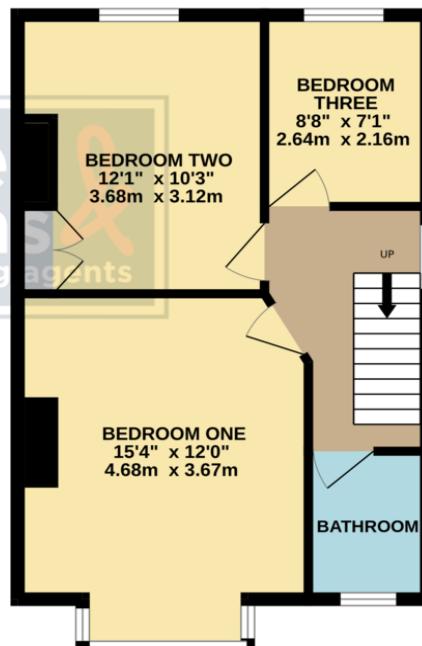
GARAGE



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



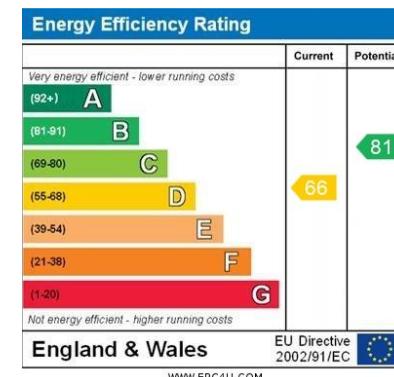
TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

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