



HURSLEY ROAD | HAVANT | PO9 4RF

£300,000



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# WELCOME *Home*

Nestled on Hursley Road in the charming town of Havant, this delightful Semi-detached house offers a perfect blend of comfort and practicality. Built in 1955, the property boasts a generous living space of 1,227 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the ground floor is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The house features three well-proportioned bedrooms, providing ample accommodation for a growing family or the opportunity to create a home office or guest room. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings.

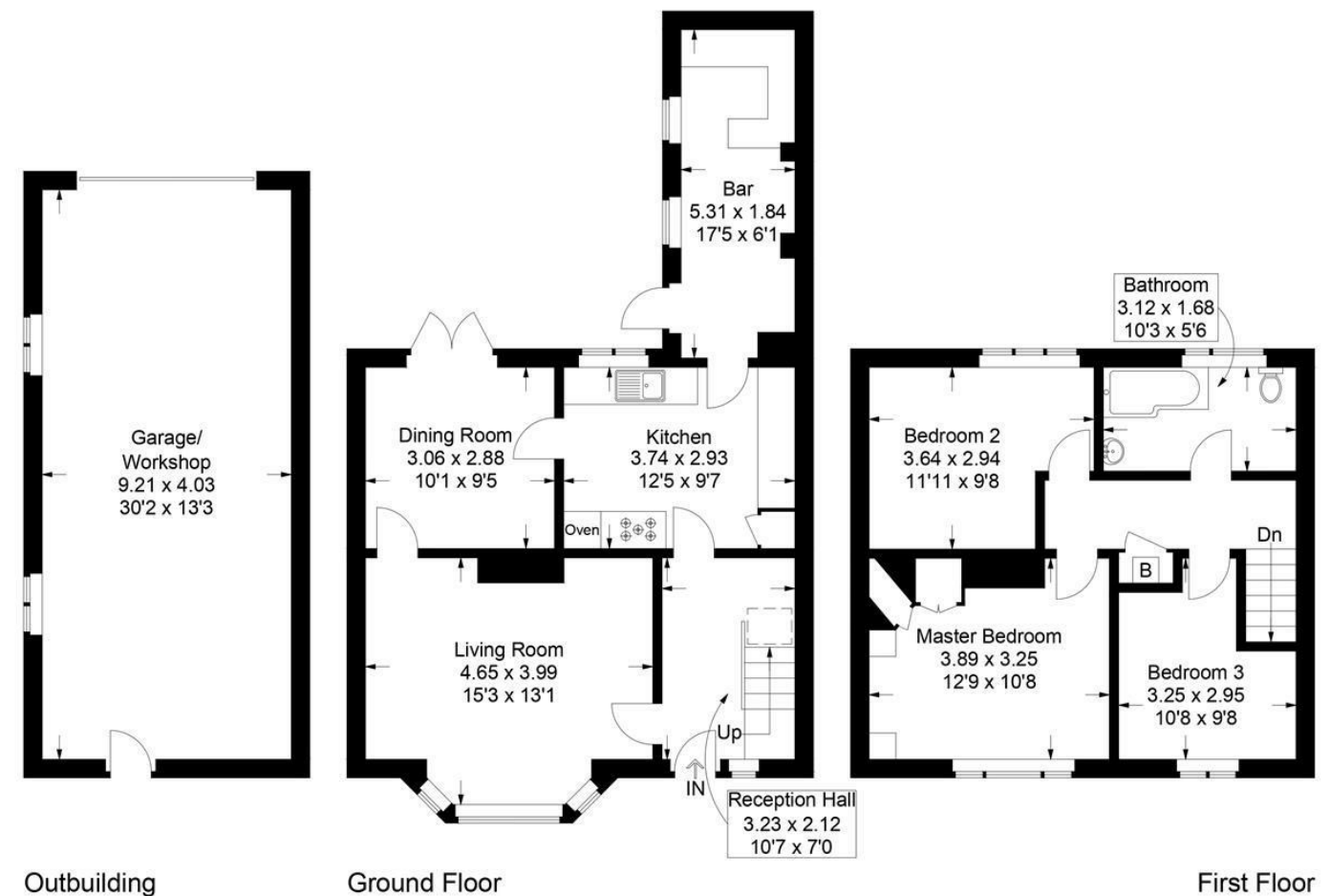
The location on Hursley Road is particularly appealing, with easy access to local amenities, schools, and parks, making it a convenient choice for everyday living. Havant itself is known for its friendly community and vibrant atmosphere, offering a range of shops, cafes, and recreational facilities.

This property presents a wonderful opportunity for those looking to settle in a desirable area, combining the charm of a classic home with the practicality of modern living. Whether you are a first-time buyer or seeking a family home, this end-terrace house is sure to impress. Do not miss the chance to make this lovely property your own.



## Hursley Road, Havant

Approximate Gross Internal Area = 100.3 sq m / 1079 sq ft  
Outbuilding = 37.7 sq m / 406 sq ft  
Total = 138 sq m / 1485 sq ft



=Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 69      | 80        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



- Hallway
- Living Room
- Dining Room
- Kitchen
- Bar
- Rear Garden
- Side Access
- Garage
- Front Garden
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom





## FEATURES

- Semi Detached
- 3 Bedroom
- Lounge
- Dining
- Kitchen
- Bathroom
- Double gazing
- Gas Central heating
- Indoor Bar
- Garage and driveway

