



**82 Hobart Drive, Hythe**  
£309,950



# 82 Hobart Drive

Hythe, Southampton

This well presented two-bedroom semi-detached house is an ideal property for first-time buyers or those seeking a comfortable, low-maintenance home. The ground floor has an open-plan layout featuring a seamless flow between the living area and the modern kitchen. The kitchen is finished with sleek gloss units, integrated appliances, and ample worktop space, complemented by an adjoining dining area. Sliding doors provide convenient access to the garden, while the wood-effect tiled flooring throughout the ground floor adds a touch of elegance and practicality.

The living room has an attractive electric fireplace, creating a cosy focal point for relaxing evenings. Upstairs, two generously sized bedrooms include built-in wardrobes and shelving. The property benefits from gas-fired central heating and double glazing. Additional features include driveway parking for multiple cars. Offered with no onward chain.

Council Tax band: B

Tenure: Freehold

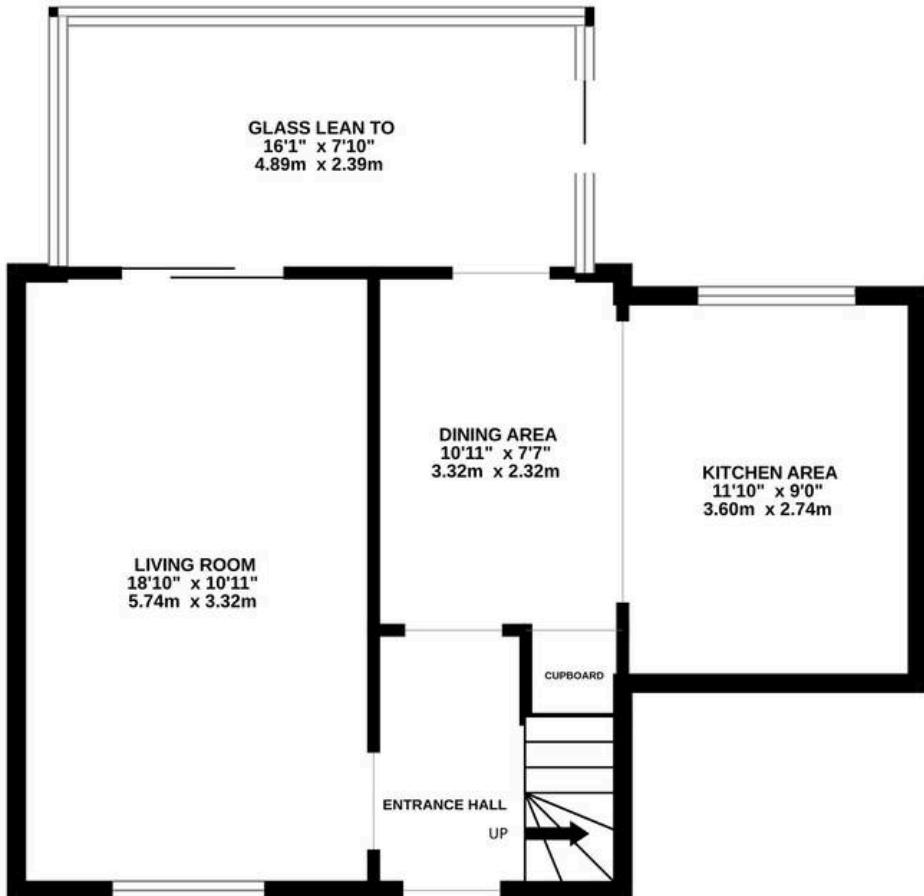


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC





GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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