



New Road, Porchfield
Auction Guide £150,000



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Megan Baker
Estate Agents

FOR SALE BY PUBLIC AUCTION 12TH JUNE 2024.

This period end of terrace home requires complete modernisation, but provides superb potential in a popular semi-rural position. The cottage has UPVC double glazing and accommodation comprising sitting/dining room with wood burning stove; kitchen; shower room/WC and large porch on the ground floor. Upstairs are two bedrooms with bedroom two linking through to a dressing room and another potential bathroom. There is a small area of garden just to the front of the house and parking for one car. Legal pack available through our joint agents - auctioneers Clive Emson: <https://www.cliveemson.co.uk/properties/250/134/>. Freehold. Council tax band C. EPC F-30.

Open Porch:

Open fronted porch to front with UPVC door to...

Sitting/Dining Room

20'0" max x 11'7" max (6.12m max x 3.54m max)

UPVC double glazed window to front; woodburner in brick surround and stairs to first floor with understairs cupboard. Folding door to...

Kitchen:

12'4" max x 6'4" max (3.77m max x 1.94m max)

Fitted range of basic units with stainless steel sink. UPVC double glazed window to rear and half glazed door to...

Shower Area:

3'5" max x 3'4" max (1.06m max x 1.02m max)

Glazed enclosure with electric shower, UPVC door to porch and further door to...

WC:

6'0" max x 2'9" max (1.83m max x 0.86m max)

Frosted opaque UPVC window to rear; WC & wash hand basin.

Porch:

A useful and good sized extra area in a part solid, part UPVC double glazed design. Quarry tiled floor and door to side garden.

Stairs to...

First Floor Landing:

With access to loft and doors to...

Bedroom 1:

11'6" max x 11'3" max (3.53m max x 3.43m max)

A double bedroom with UPVC double glazed front window giving a pleasant rural outlook.

Bedroom 2:

8'10" x 8'9" (2.7m x 2.67m)

A smaller double bedroom with UPVC double glazed side window and exposed brick wall. Door and steps up to...

Dressing Room/Study:

12'3" max x 6'2" max (3.74m max x 1.88m max)

UPVC double glazed window to rear giving a pretty view over neighbouring gardens. Fitted cupboard and door to...

Potential Bathroom:

6'2" x 6'2" (1.9m x 1.89m)

Opaque UPVC double glazed window to the front and plumbing provision.

Garden & Parking:

Double metal gates open from the lane onto the driveway. There is vehicular right of way

for the adjoining property to the rear. A hardstanding provides parking for one car and there is a small area of garden to the front with a wall bordering the lane. A useful timber shed is joined to the side of the house and there is a narrow strip of concrete path to the rear of the house.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes

since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
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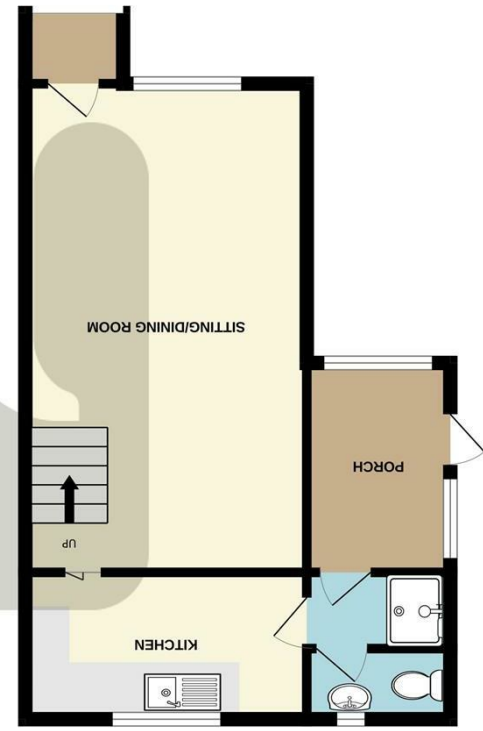
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Energy Efficiency Rating	
Potential	Current
66	30
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



1ST FLOOR
 334 sq. ft. (31.1 sq.m.) approx.



GROUND FLOOR
 396 sq. ft. (36.8 sq.m.) approx.

While 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 guidance purposes only and should be used as such for 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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TOTAL FLOOR AREA: 731 sq. ft. (67.9 sq.m.) approx.