



9 Briarwood Gardens | PO11 9BB | £365,000

GEOFF **FOOT**
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk



Internal viewing is highly recommended for this well presented and redecorated detached Bungalow in popular Central Hayling, convenient to local Shops, Health Centre and amenities, There is a driveway approach and double gates leading through to a generous sized South West facing Rear Garden. Inside, there is a Hallway leading off to a modern Kitchen & Bathroom, two double Bedrooms, Lounge with open fireplace and a 'Georgian style' double glazed Conservatory 12'10" x 12'0". The property is being offered with NO FORWARD CHAIN!

- **Spacious detached Bungalow in sought after location.**
- **Two double Bedrooms.**
- **White fronted fitted Kitchen.**
- **White Bathroom suite.**
- **Lounge with open Fireplace.**
- **Nicely presented throughout. No forward chain!**
- **UPVC 'Georgian style' double glazed conservatory.**
- **Gas heating system and Double glazing.**
- **Generous sized southwest facing Rear Garden with double gates from driveway.**
- **Convenient to local shops, Health Centre & Amenities.**

The accommodation comprises:

Covered entrance with exterior light and step. Door to –

Entrance Hallway –

Radiator. Wall thermostat. Coats hanging space. Access to loft space.

Lounge – 13' 7" x 11' 0" (4.14m x 3.35m)

Brick built open fireplace with wooden display mantle and slate tiled hearth. Double radiator. 'Georgian style' double glazed French doors and side lights to:

Conservatory – 12' 10" x 12' 0" (3.91m x 3.65m)

UPVC double glazed 'Georgian style' with full-length double-glazed window units and vertical blinds to two sides, tinted roof panels. Power points. Laminate flooring. Double glazed French doors to southwest facing rear Garden. Spotlight bar.

Kitchen – 10' 7" x 7' 7" (3.22m x 2.31m)

Single drainer stainless steel sink unit set in work surface, cupboards, and drawers below. Plumbed in automatic washing machine and fitted 'Bosch' tall fridge/freezer. Wall mounted 'Potterton Profile' gas boiler, heating/hot water controls. Further matching range of white fronted wall and base cupboards and drawers. 'Pull out' table with space for stools. Eye level 'Neff' fan assisted oven, cupboard below housing gas and electric meters. Double glazed window with fitted venetian blinds to front aspect. Double glazed window with blind and door to Garden. Laminate flooring. Plinth heater. Spotlight bar.

Bedroom 1 – 12' 4" x 11' 0" (3.76m x 3.35m)

Double glazed picture window to front aspect. Radiator. Twin built in wardrobes, one with hanging rail, one with shelving and both having storage cupboards over.

Bedroom 2 – 10' 10" x 9' 0" (3.30m x 2.74m)

Double glazed window overlooking rear Garden. Radiator. Double wardrobe with matching chest of drawers and bedside tables.

Bathroom –

Panelled Bath with twin grips, mixer tap/handheld shower on slider rail, fitted screen. 1/2 inset wash hand basin with mixer tap and cupboard below. Close couple WC. Partly tiled walls. Obscure double glazed window to side aspect. Vinyl flooring. 'Ladder style' towel radiator. Wall mirror.

Outside –

Twin track concrete driveway approach, partly laid to lawn. Flower bed and double wooden gates leading through to: Generous sized southwest facing Rear Garden which is mainly laid to lawn with raised decking patio area, inset shrubs to borders, outside water tap point and timber garden shed. Fence enclosed.



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



