



**31 Blackthorn Road | PO11 9NY | £305,000**

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](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)



*Internal viewing is highly recommended to appreciate how spacious this 3 Bedroom semi-detached House is in Selsmore area. There is a concrete driveway approach, double glazed door to Hallway leading off to Lounge, separate Dining Room and Kitchen. Upstairs, there are 2 double Bedrooms, a single Bedroom and Bathroom. Outside there is a*

- ***Semi-detached House in Selsmore location.***
- ***Three Bedrooms.***
- ***Lounge and separate Dining Room.***
- ***Kitchen with light wood effect fronted units.***
- ***Covered way with 2 storage rooms and WC.***
- ***Gas heating system & double glazing.***
- ***Concrete driveway offering off road parking.***
- ***Generous size West facing rear Garden.***
- ***Ideal family home.***
- ***No forward chain!***

**Freehold | Epc: C | Council Tax Band: C**

The accommodation comprises:

**Covered entrance and UPVC double glazed door to –**

**Hallway –**

Double radiator. Coats hanging space. Telephone point. Double glazed window to side aspect. Wall thermostat. Under stairs storage cupboard with gas and electric meters and fuse box. Staircase rising to first floor. Door to

**Lounge – 14' 5" x 11' 6" (4.39m x 3.50m)**

Wooden fireplace surround with backing and matching hearth. Gas point. Shelving. Radiator. Double glazed window to front aspect.

**Dining Room. – 11' 2" x 11' 0" (3.40m x 3.35m)**

Double glazed window overlooking rear Garden. Double radiator. Wall mounted fire (not tested).

**Kitchen – 9' 5" x 8' 0" (2.87m x 2.44m)**

Single drainer stainless steel sink unit set in work surface, space and plumbing for automatic washing machine or dish washer. Return work surface with range of matching light wood fronted wall and base cupboards and drawers. Tiled splash backs. Wall mounted 'Ideal' gas boiler, serving to Dining room. Recess for tall fridge/freezer. Door to: covered passage way with doors to front and rear Garden. Outside WC and 2 storage rooms.

**Staircase to Landing. –**

Double glazed window to side elevation. access to loft space.

**Bedroom 1 – 12' 1" x 11' 0" (3.68m x 3.35m)**

Double glazed window to front elevation. Radiator. Exposed timbers to floor. Cupboard with shelving.

**Bedroom 2 – 12' 7" x 11' 1" (3.83m x 3.38m)**

Double glazed window to rear elevation. Tiled fireplace surround with matching hearth. Built in airing cupboard housing hot water tank and shelving. Exposed timber floor.

**Bedroom 3 – 9' 8" x 7' 7" (2.94m x 2.31m)**

Double glazed window to front aspect. Double radiator. Built in cupboard with shelf.

**Bathroom –**

White suite comprising bath with wall mounted 'Mira jump' electric shower and rail. Wash hand basin with mirror fronted cabinet over. Close coupled WC with push button flush. Radiator. Obscure double-glazed window to rear elevation.

**Outside Front –**

Low walled front boundary and concrete driveway offering off road parking. Shrubs and roses to borders. Exterior light.

**Generous size rear Garden –**

West facing. Mainly laid to well kept lawn with shrubs and hedging to borders. Greenhouse.

NO FORWARD CHAIN!



**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.

