



12 Station Road | PO11 0EG | £295,000

GEOFF
 **FOOT**
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Internal viewing is highly recommended to appreciate how nicely presented this End of Terrace House is, located in West Town Village, next to local shops, bus routes and a short walk from Hayling Park, the Hayling Billy Nature trail and Beach. The Hallway leads to a light wood effect Kitchen/Breakfast room, Cloakroom and spacious Lounge/Diner with UPVC French doors leading outside. Upstairs has 3 Bedrooms and a modern white Bathroom suite with shower. Outside offers a small courtyard front Garden and enclosed Rear Garden with a pedestrian side access gate to 2 allocated parking spaces.

The property has been decorated throughout and would be ideal for First Time Buyers or as an investment.

- **Well presented End of terrace House.**
- **Three Bedrooms. Redecorated throughout.**
- **Kitchen/Breakfast Room.**
- **Lounge/Diner with French doors to outside.**
- **White modern venetian blinds to all rooms.**
- **Downstairs Cloakroom. Modern family Bathroom to first floor.**
- **Double glazing. Electric heating.**
- **Convenient Hayling Park, local Shops, Bus routes and Sea Front.**
- **Two allocated parking spaces adjoining property.**
- **Ideal FTB's or as Investment.**

Freehold | | Council Tax Band: C

The accommodation comprises:

Step and UPVC double glazed door to –

Entrance Hallway –

Laminate flooring. High level fuse box. Staircase to first floor. Door to

Cloakroom –

Low level WC. Corner wash hand basin with mixer tap and mosaic tiled splash backs. Wall Mirror. Obscure double glazed window to front aspect with white venetian blinds. Laminate flooring.

Kitchen/Breakfast Room – 11' 2" x 10' 3" (3.40m x 3.12m)

Single drainer stainless steel sink unit set in wood block effect work surface, cupboards below. Space and plumbing for automatic washing machine. Tiled splash backs. Return work surface with range of matching light wood effect wall and base cupboards and drawers. Electric cooker. Space for tall fridge/freezer. Double glazed window with white venetian blinds to front aspect. Display shelf. Laminate flooring. Spotlight bar. Space for table and chairs. 'Heatstore' night storage heater.

Lounge/Diner – 14' 4" x 13' 5" (4.37m x 4.09m)

Wooden fireplace surround with marble effect backing and hearth. TV aerial point. Night storage heater. Deep under stairs storage cupboard with coats hanging space. Double glazed French doors to rear Garden.

Stairs to Landing –

Double glazed window to side elevation with white venetian blind. Access to loft space. Cupboard with shelving.

Bedroom 1 – 10' 4" x 10' 4" (3.15m x 3.15m)

Double glazed window to front elevation with white venetian blinds. 'Netta' electric wall heater. Shelved unit. Deep wardrobe with hanging rail and shelving.

Bedroom 2 – 9' 0" x 7' 2" (2.74m x 2.18m)

Electric wall heater. Double glazed window to rear elevation with white venetian blinds.

Bedroom 3 – 7' 2" x 6' 2" (2.18m x 1.88m)

Double glazed window to rear elevation with white venetian blinds. Electric wall heater.

Family Bathroom –

White suite comprising Bath with 'Mira sprint' electric shower over and fitted screen. Close coupled WC with push button flush. Wash hand basin unit with mixer tap and cupboard below. Two wall mirrors. Ceramic tiled splash backs. Bathroom cupboard unit. Ceiling light/heating system.

Outside –

Low walled front boundary enclosing paved courtyard style frontage with small shrubs. Electric meter cupboard.

Rear Garden –

Paved patio area. Timber Garden shed. Mainly laid to lawn with shrubs and flowers to borders. Part paved for display tubs. Fence enclosed. Pedestrian gate to Car Park area giving two allocated parking spaces.



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.

