



43 Oakwood Road | PO11 9AY | £360,000

GEOFF



FOOT

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Foot Estate Agents are delighted to offer for sale this detached Bungalow in Central Hayling, convenient to local shops and amenities. The property comprises two double Bedrooms, a Lounge with brick built fireplace, medium wood effect Kitchen and white shower room. There is a gas heating system and double glazing. Outside there is a lawned front Garden with a long concrete driveway leading to a detached Garage and generous size enclosed rear Garden. The property is in need of some modernisation and is being offered with no forward chain!

- **Detached Bungalow in Central Hayling Island.**
- **South facing Lounge with fireplace.**
- **Modern medium wood effect Kitchen.**
- **Two double Bedrooms.**
- **White Shower room.**
- **Double glazing and gas heating system.**
- **Long driveway leading to detached Garage.**
- **Generous sized enclosed Rear Garden.**
- **Convenient to Mengham shops and amenities.**
- **Modernisation required. No forward chain!**

Freehold * Council Tax Band: C

The accommodation comprises:

Entrance Porch –

UPVC double glazed front door. Side window. Coats hanging space. Light and door to

Hallway –

Radiator. Handrail. Wall thermostat. access to loft space via fitted loft ladder. Gas boiler (in loft).
Doors to all rooms.

Lounge – 13' 5" x 11' 3" (4.09m x 3.43m)

Double glazed window to front aspect with fitted vertical blinds. Radiator. Brick built fireplace with tiled hearth and wooden display mantle. Recess for fire and gas point.

Kitchen – 10' 5" x 7' 4" (3.17m x 2.23m)

Fitted to three sides. Single drainer stainless steel sink unit set in work surface, cupboards below. Space and plumbing for automatic washing machine. Gas cooker with extractor hood over. Tiled splash backs. Wall mounted heating/hot water timer control switch. Wall cupboards. Space for tall fridge/freezer. Further range of matching medium wood effect fronted cupboards. Larder cupboard and cupboard housing gas, electric meters and fuse box. Space for tumble drier. Double glazed window to front aspect with fitted vertical blind. Obscure double glazed window and door to side aspect.

Bedroom 1 – 12' 6" max x 11' 3" (3.81m x 3.43m)

Double glazed window overlooking rear Garden. Radiator. Deep built in triple sliding door fronted floor to ceiling wardrobe. Built in linen cupboard with shelving.

Bedroom 2 – 10' 8" x 9' 0" (3.25m x 2.74m)

Double glazed window and door leading to rear Garden. Radiator.

Shower Room –

White suite comprising close coupled WC and half inset wash hand basin with mixer tap and cupboard below. Shower tray with wall mounted 'Triton T80' electric shower, rail and curtain. Ceramic wall tiling. Slip resistant flooring. Obscure double glazed window to side aspect. Radiator with towel rail over.

Outside front –

Low walled front boundary. Mainly laid to lawn with ornamental palm. Hedge and low fence to side boundaries. Long concrete driveway, outside water tap, gate to

Generous sized rear Garden –

Mainly laid to lawn with shrubs and palms to borders. Timber garden shed.

Detached Garage – 16' 0" x 8' 4" (4.87m x 2.54m)

With up and over door, power, fuse box, light, side window and service door. Fence enclosed. Return side path (blocked off). 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.

