



11 Palmerston Road | PO11 9ET | £325,000

GEOFF **FOOT**
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Internal viewing is recommended to appreciate this character 2/3 Bedroom, 1/2 Reception 'older style' House. There is a courtyard frontage and UPVC double glazed door leading to Hallway, Lounge, 2nd Reception/Bedroom 3 and Beech fronted Kitchen/Diner. Upstairs is a further 2 double Bedrooms and a Family Bathroom. There is a gas heating system and double glazing. The long south facing rear Garden has paved patio areas with Pergola and established climbers, shrubs, pear tree and a substantial brick built store. The property is being offered with No Forward Chain!

- **'Older style' terraced House in Central Hayling.**
- **2/3 Bedrooms, 1/2 Reception, adaptable accommodation.**
- **Courtyard frontage giving a 'Cottage' feel.**
- **Beech wood fronted Kitchen/ Diner.**
- **Gas heating system, double glazing.**
- **White Bathroom suite with 'stand-a-lone' Bath.**
- **Long south facing rear Garden with established shrubs and climbers.**
- **Brick built Garden store 15'6" x 8'4" with power and lights.**
- **Convenient to local shops, schools and amenities.**
- **Recently redecorated. No forward chain!**

Freehold | EPC: D | Council Tax Band: C

The accommodation comprises:

Exterior light. UPVC front door to –

Entrance Hallway –

Laminate flooring. Radiator with fitted cover. Staircase rising to first floor.

Lounge – 12' 0" x 11' 1" (3.65m x 3.38m)

Laminate flooring. Radiator. Wood cladding to one wall. Deep under stairs storage cupboard with shelving. Double glazed window with white wooden shutters to rear aspect. Door to

Kitchen/Diner –

Kitchen area: 9'10" x 8'5". Butler sink with mixer tap set in work surface, cupboards and drawers below. Integrated dishwasher. Adjacent work surface with matching range of beech wood fronted wall and base cupboards and drawers. Inset 'Aeg' induction hob, overhead stainless-steel extractor hood. Integrated wine cooler. Tiled splash backs. tall 'pull-out' drawers. 'Eye level' Hotpoint built in double oven and grill. Down lighting. UPVC double glazed stable door to rear Garden. Tiled flooring and open access to Dining area: 8'8" x 8'0". Built in Beech wood fronted cupboards and drawers beneath work surface. Integrated tall fridge/freezer. Tall cupboard housing 'Vaillant' gas boiler, shelving, space and plumbing for automatic washing machine. Radiator. Double glazed bow window overlooking rear Garden. Tv aerial point.

Bedroom 1/Reception room – 11' 3" x 11' 1" (3.43m x 3.38m)

White painted brick-built fireplace surround with wooden mantle and tiled hearth. Fireplace recess. Radiator. Double glazed window with white window shutters to front aspect. Two wall light points. TV aerial point. Consumer unit.

First Floor Landing – Access to loft space. Telephone point.

Bedroom 2 – 13' 0" x 11' 0" (3.96m x 3.35m)

Double glazed window with window shutters to front elevation. TV aerial point. Radiator. Triple sliding door fronted floor to ceiling wardrobes to one wall with hanging rail and shelving. Small ornate cast iron fireplace.

Bedroom 3 – 11' 1" x 9' 4" (3.38m x 2.84m)

Small ornate cast iron fireplace. Radiator. Double glazed window to rear elevation.

Family Bathroom – 9' 9" x 8' 6" (2.97m x 2.59m)

White suite comprising 'stand-a-lone' Bath with mixer tap and handheld shower attachment. Corner cubicle with shower and tiled splash backs. Half inset wash hand basin with mixer tap set in vanity shelf, with cupboard below, close coupled WC and concealed cistern. Obscure double glazed window to side elevation. Tiled flooring. Down lighting and radiator with towel rail.

Outside Front –

Gate to wall enclosed courtyard style garden with shrubs and feature Palm tree to border. External meter cupboards. Hanging basket brackets. Concrete path and pedestrian gate to

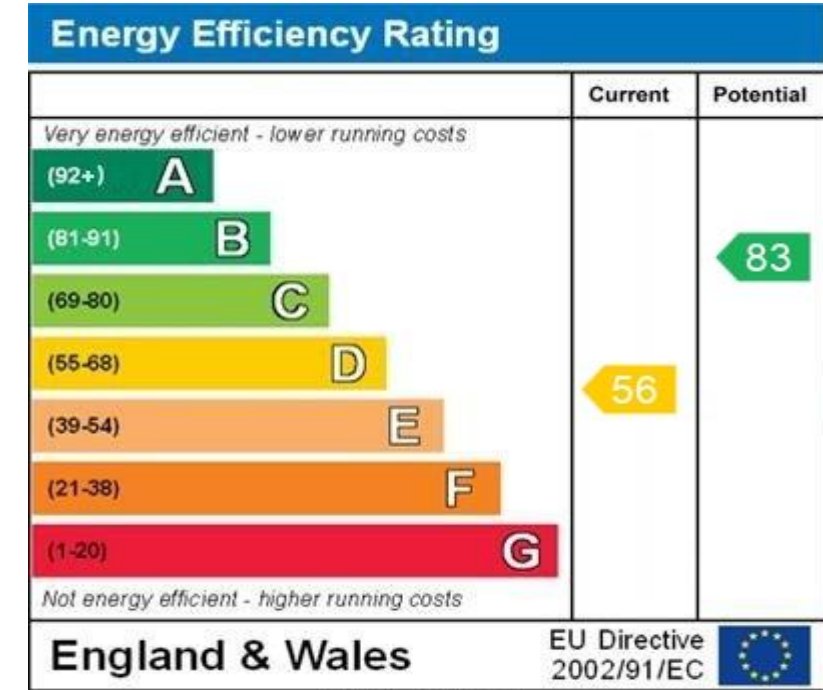
Long south facing Rear Garden –

Paved patio area beneath Pergola with climber. Outside water tap. External power socket. Further paved area for seating and display tubs etc. Iron trellis with climbing rose. Mainly laid to lawn with established shrubs, bamboo, herbs and pear tree to borders. Timber garden shed. Compost area with cherry tree. Brick built Garden store: 15'6" x 8'4". With double opening doors, own fuse box, power and lights. **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.



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