



94 Kings Road | PO11 0PE | £325,000



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Foot estate agents are pleased to offer this semi-detached Bungalow for sale in the popular Gable Head area, convenient to local schools, shops and bus routes. There is a driveway and additional parking to the front.

Inside there is a Lounge, UPVC Conservatory, modern Kitchen & Bathroom and two double Bedrooms. The rear Garden has patio and garden shed and is fence enclosed. The well-presented property is ideal for couples, first time buyers and elderly.

*Internal viewing highly recommended.*

- **Semi-detached Bungalow in Mill Rythe location.**
- **Two double Bedrooms. Well presented.**
- **Lounge leading to UPVC Conservatory.**
- **Modern white Bathroom suite.**
- **Double glazing and gas heating system.**
- **Driveway and additional parking area.**
- **Enclosed rear Garden with paved patio and Garden shed.**
- **Built circa 1996 (approx). Attractive white internal doors.**
- **Convenient local schools, shops and bus routes.**
- **Ideal couples, weekend home or elderly.**

The accommodation comprises:

**UPVC clad side Porch. –**

*With stone step, light, two double glazed side windows and UPVC door to*

**Entrance Hallway –**

*Radiator. Laminate flooring. Wall thermostat. access via loft ladder to loft space. Shelving. Built in cloaks cupboard with high level fuse box, wall mounted 'Worcester' gas boiler and immersion heater.*

**Lounge – 17' 10" x 10' 6" (5.43m x 3.20m)**

*Laminate flooring. TV aerial point & telephone point. Vertical radiator. Shelf. Open access to kitchen. UPVC double glazed sliding patio doors to*

**Conservatory – 10' 9" x 6' 7" (3.27m x 2.01m)**

*Tiled flooring. UPVC double glazed window units. Double glazed door to rear Garden.*

**Kitchen – 8' 9" x 7' 3" (2.66m x 2.21m)**

*Fitted to three sides. 1.5 bowl single drainer sink unit and mixer tap, set in work surface, cupboards below. Space and plumbing for dishwasher and automatic washing machine. Range of gloss white fronted wall cupboards, drawers below. Space for tall fridge/freezer. Inset 4-ring hob, built in oven below and over head extractor hood. Splash back. Laminate flooring. Double glazed window to rear aspect overlooking rear Garden with fitted roller blind. Spotlight bar.*

**Bedroom 1 – 12' 4" x 9' 4" (3.76m x 2.84m)**

*Double glazed bow window with venetian blinds to front aspect. Radiator. Telephone and TV aerial point.*

**Family Bathroom –**

*White suite comprising shaped paneled bath with mixer tap, wall mounted 'rainfall' style shower with separate diverter over. Close coupled WC and half wash hand basin with mixer tap, cupboard below. Attractive grey tiled splash backs, vinyl flooring and extractor fan. Obscure double-glazed window to side. Towel hanging space with shelf over.*

**Outside –**

*Front: Low wall and fenced boundaries. gate to Tarmac driveway. additional parking area laid to shingle. Outside water tap and side gate to*

**Rear Garden –**

*Mainly laid to lawn with paved patio area for seating. Timber Garden shed. Fence enclosed.*

**Bedroom 2 – 9' 2" x 8' 5" (2.79m x 2.56m)**

*Double glazed window to front aspect with venetian blinds. Radiator. display shelf.*



**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.

