



22 Dances Way | PO11 0JP | £250,000

GEOFF **FOOT**
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Foot Estate Agents are pleased to offer this semi-detached House in sought after West Town location, convenient to local shops, Hayling Park, Community Centre, Station Theatre and Nature trail. Outside, there is a driveway and attached Garage for parking, gardens front and rear. The entrance Porch leads in to spacious Lounge, Kitchen/Diner and stairway to the first floor where there are 3 Bedrooms and a Family Bathroom. The property is in need of refurbishment throughout and is being offered for sale with no chain!



- **Semi-detached House in favoured West Town location.**
- **In need of refurbishment & upgrade throughout.**
- **Requires new windows, heating system and rewiring.**
- **Porch leading to spacious Lounge.**
- **Kitchen/Diner.**
- **Original Parquet flooring beneath floor coverings to some rooms.**
- **Attached Garage and driveway.**
- **Front & rear Gardens.**
- **Convenient to West Town shops, Hayling Park, Community Centre, Station Theatre and amenities.**
- **Ideal DIY or trades person as 'do up'. No chain.**

Freehold | Epc: F | Council Tax Band: D

The accommodation comprises:

Panel glazed door to –

Entrance Porch –

Window to front aspect. Obscure panel glazed door to

Lounge – 15' 1" x 14' 10" (4.59m x 4.52m)

'Baxi Brazilia' wall heater. aluminum double glazed window to front aspect. Wall shelving units. staircase rising to first floor with under stairs storage cupboard. Gas meter. door to

Kitchen/Diner – 15' 1" x 11' 8" (4.59m x 3.55m)

Double drainer sink unit with cupboards below. Space for washing machine. Wall cupboard. Gas point beneath work surface. Tiled splash backs. Secondary glazed window to rear aspect overlooking garden. Tall cupboard with shelving. Work surface with cupboard below. Space for appliances. Borrowed light window to Lounge. Door to rear Garden. Work surface forming divider to: Dining area. With space for table and chairs. Secondary glazed window. Cupboard housing hot water tank and gas heating system unit.

Stairs to Landing – Access to loft space.

Bedroom 1 – 12' 9" to wardrobes x 9' 1" (3.88m x 2.77m)

Aluminum double glazed window to front elevation. 'Baxi' wall heater (not working). triple sliding door fronted floor to ceiling wardrobes with hanging rail and shelves.

Bedroom 2 – 8' 8" x 8' 5" (2.64m x 2.56m)

Secondary glazed window to rear elevation. 'Baxi' wall heater (not working).

Bedroom 3 – 9' 0" x 8' 6" (2.74m x 2.59m)

Window to side elevation. 'Baxi' wall heater (not working).

Family Bathroom –

Coloured suite comprising Bath, pedestal wash hand basin and low-level WC. Wood paneling to walls. Upvc double glazed window to rear elevation.

Outside –

Front: Laid to lawn. Hedge to front boundary, tree and shrubs. driveway to

Attached Garage – 17' 0" x 8' 4" (5.18m x 2.54m)

With up and over door and light. Rear window and service door to rear Garden.

Rear Garden –

Mainly laid to lawn. Outside water tap point. holly tree. Trees and shrubs to borders. Return side gate to front.

N.B: PROPERTY IS IN NEED OF REFURBISHMENT THROUGHOUT.



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.

