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PLUS  
GARAGE

**42 Kings Road | PO11 0PD | £317,000**

GEOFF **FOOT**  
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*Internal viewing is highly recommended for this extended terraced family House in Mill Rythe, convenient to local schools, bus routes, residents playground/park and amenities. The Hallway leads to the Lounge/Diner and extended Kitchen/Breakfast room. Upstairs there are 3 double Bedrooms and a white family bathroom suite. Outside offers gardens front and rear with access to a detached Garage, parking space and resident's playground/park.*

*The property is nicely presented throughout.*



- **Extended terraced house in Mill Rythe.**
- **3 double Bedrooms.**
- **Lounge/Dining Room with patio doors.**
- **Extended Kitchen/Breakfast Room.**
- **White family Bathroom suite.**
- **Enclosed west facing rear garden.**
- **Garage and parking to rear.**
- **Gas heating system. double glazing.**
- **Convenient to local schools, bus stop and resident's playground/park.**
- **Ideal family home. Nicely presented.**

**Freehold | EPC: C | Council Tax Band: C**



The accommodation comprises:

**Entrance Porch –**

Obscure double glazed door and windows to 2 sides. Tiled flooring. Coats hanging space. Obscure double glazed door and window to

**Hallway –**

Laminate flooring. Dado rail. Radiator. Staircase rising to first floor with under stairs storage cupboard housing gas and electric meters and Consumer unit. Wall thermostat. panel glazed door to

**Lounge/Diner –**

Lounge: 13'5" x 10'10". Double glazed bow window to front aspect. Radiator. Wall light points. Wooden fireplace surround with ,marble backing and hearth. Pebble effect gas fire. Laminate flooring. Dining area: 10'6" x 8'9" (extending to 12'9"). Wall light. Radiator. Double glazed sliding patio doors leading to rear Garden.

**Kitchen/Breakfast Room – 16' 6" x 9' 8" (5.03m x 2.94m)**

Circular single sink and drainer with mixer tap set in work surface, cupboards and drawers below. Medium oak fronted range of wall and base cupboards and drawers. inset 'Neff' 4-ring gas hob, canopied extractor hood over, built in oven below. Glass fronted display cupboards. Tiled splash backs. Space and plumbing for dishwasher and automatic washing machine. tiled flooring. Double glazed window over looking rear Garden. Space for tall fridge/freezer and tumble drier. Radiator. Space for table and chairs. Double glazed sliding patio door. Obscure glazed door to shared passage way.

**Stairs to Landing –**

Double glazed window to front elevation. Dado rail. Access to loft space via fitted ladder, is partly boarded and has light..

**Bedroom 1 – 11' 1" x 11' 1" (3.38m x 3.38m)**

Double glazed window to front elevation. Radiator.

**Bedroom 2 – 12' 4" x 8' 9" (3.76m x 2.66m)**

Double glazed window to rear elevation with views to playground/park area. Radiator. Dado rail. Built in double wardrobe with wall mounted 'Worcester' gas boiler and shelving.

**Bedroom 3 – 12' 9" x 7' 5" (3.88m x 2.26m)**

Double glazed window to rear elevation. Radiator. Built in wardrobe with shelf and hanging rail.

**Family Bathroom –**

White suite comprising panelled bath with mixer tap, wall mounted 'Triton' electric shower and fitted screen. Pedestal wash hand basin and close coupled WC. Ceramic wall tiling. ladder style towel radiator. Obscure double glazed window to rear elevation. Wall cabinet. Laminate flooring.

**Outside –**

Front Garden is mainly laid to lawn with shrubs and ornate palm. Shared passage way with 40. Rear Garden: Mainly laid to paving with wall retained flower and shrub border. Pedestrian Gate from Rear garden to parking and access to residents playground/Park. Service door to: Detached Garage: 20'9" x 8'2". With up and over door and power points. .

[To view the virtual tour for this property please scan the QR Code >>](#)



**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.



Approx Gross Internal Area  
118 sq m / 1273 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	84
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	69
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC