



**6 Briarwood Gardens | PO11 9BB | £350,000**

GEOFF  
 **FOOT**  
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*Internal viewing is highly recommended for this detached Bungalow in central Hayling Island, convenient to local shops, schools and amenities. The Porch leads to the Lounge, Kitchen, Inner Hallway, Bathroom and two double Bedrooms. There is a UPVC double glazed modern conservatory off the second Bedroom. The property benefits from double glazing and a gas heating system, long driveway beneath a Car Port and detached Garage. The property requires some modernisation. There is no forward chain!*

- **Central Hayling Island.**
- **Detached Bungalow.**
- **Two double Bedrooms.**
- **Kitchen with side door access.**
- **Detached Garage. Upvc double glazed Conservatory.**
- **Gas heating system. Double glazing.**
- **Long driveway beneath CAR PORT.**
- **No forward chain. Enclosed Rear Garden.**
- **Some updating required.**
- **Convenient local shops, amenities, Bus routes.**

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



The accommodation comprises:

**UPVC double glazed door to –**

**Entrance Porch –**

Wall light. Panel glazed door to

**Lounge –**

'Valor' wall mounted gas fire with shelf over. TV aerial point. Shelving unit. Double glazed leaded light bow window to front aspect. Double radiator. Wall thermostat. Door to inner Hall. Door to

**Kitchen –**

1.5 bowl single drainer stainless steel sink unit with mixer tap set in work surface, cupboards and drawers below. Space and plumbing for automatic washing machine. Tiled splash backs. Cupboard housing gas and electric meters. Wall mounted consumer unit. Double glazed leaded light window to front. Further work surface with matching range of wall and base cupboards and drawers. Space for fridge and fitted 'Beko' electric cooker. Double glazed leaded light window and door to covered driveway.

**Inner Hall –** Access to loft space.

**Bedroom 1 –**

Double radiator. Twin double wardrobes and cupboards over. Wall light. Double glazed sliding patio doors to

**Conservatory –**

UPVC double glazed full-length window units to three sides, one obscure glazed. Roof blinds. Double glazed French doors to garden. Power and light. Laminate flooring.

**Bedroom 2 –**

Wall mounted 'Vaillant' gas boiler. Double glazed window to rear aspect. Radiator. Heating/hot water timer control switch.

**Bathroom –**

Pastel suite comprising panelled Bath with twin grips, mixer tap and handheld shower. 'Bath Knight' . Pedestal wash hand basin and close coupled WC. Wall tiling to half height. Wall mirror. Obscure double glazed window to side. Radiator with rail over.

**Detached Garage –** With up and over door, power, light and window.

**Outside –**

Low walled boundaries to two sides and low fence with climber. Rose bushes. Mainly laid to lawn. Long paved and concrete driveway beneath Car Port. Outside water tap point. Open access to rear

**Rear Garden –**

Mainly laid to lawn with shrubs and raised corner flower border. Fenced boundaries. Coal bunker. NO FORWARD CHAIN

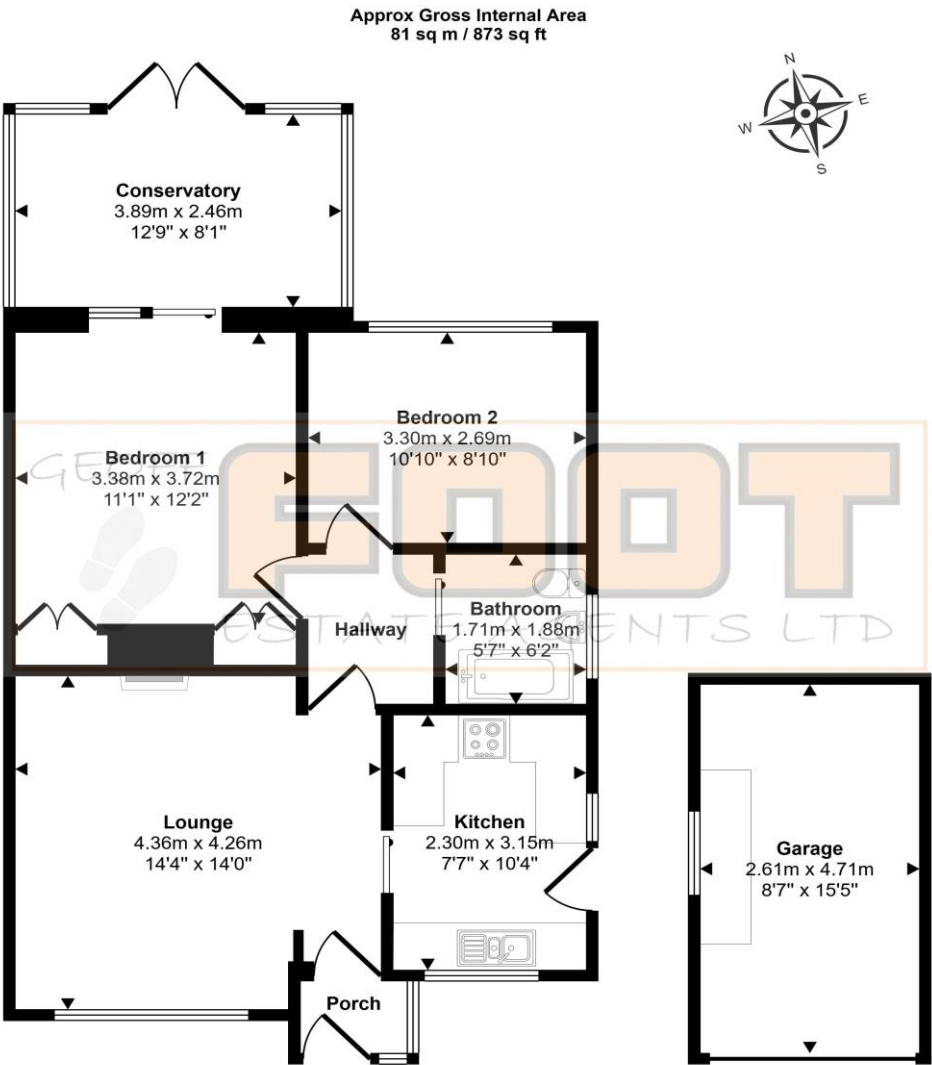
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**IMPORTANT INFORMATION**

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.





**Floorplan**  
Approx 69 sq m / 741 sq ft

**Garage**  
Approx 12 sq m / 132 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+)                                       | A       | 83                         |
| (81-91)                                     | B       |                            |
| (69-80)                                     | C       |                            |
| (55-68)                                     | D       |                            |
| (39-54)                                     | E       | 66                         |
| (21-38)                                     | F       |                            |
| (1-20)                                      | G       |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |
| www.EPC4U.COM                               |         |                            |