



100 Havant Road | PO11 0LJ | £379,995

GEOFF **FOOT**
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk



Geoff Foots are delighted to bring this 'Older style' semi-detached house to the market, with three Bedrooms and two separate Receptions, modern Kitchen, downstairs Cloakroom and Family Bathroom to first floor. There is double glazing to most windows. Outside offers a long shingle laid driveway with additional parking area, leading to a Detached Garage and enclosed generous size rear Garden. There is some updating required throughout. The property is located in Stoke and is convenient to the Hayling Billy Nature trail offering coastal and semi-rural walks and is ideal for Bus routes to Havant, with its road and rail links. No forward chain!

- 'Older style' semi-detached House north Hayling Island.
- Three Bedrooms. Spacious Kitchen.
- Lounge & separate Dining room.
- Gas heating system & double glazing.
- No forward chain. Some modernisation required.
- Downstairs cloakroom, family Bathroom to first floor.
- Long shingle laid driveway with additional parking.
- Rear Garden in excess 80' approx. Detached Garage.
- Convenient to Hayling Billy Nature trail for coastal and rural walks.
- Near to bus stops and commute to Havant, with its road and rail links.

Freehold | Council Tax Band: D

The accommodation comprises:

Side entrance with UPVC double glazed door to –

Hallway –

Double radiator. Cupboard housing electric meter, fuse box and telephone point. Under stairs storage cupboard. Staircase rising to first floor.

Cloakroom –

Close coupled WC. Wash hand basin. Ceramic wall; and floor tiling. Obscure double glazed window to side.

Lounge –

Stone brick built fireplace surround with matching hearth, side display plinths and open recess for fire (not tested). Picture rail. Three wall light points. Double radiator. Double glazed bay window to front aspect.

Dining Room –

Double aspect double glazed window to side and window to rear aspect. Radiator. Return door to hall. Door to

Kitchen –

Matching range of light wood effect fronted wall and base cupboards and drawers. Work surface with inset 1.5 bowl sink unit and mixer tap. Inset 'Neff' halogen hob, extractor over and splash back. Eye level 'Zanussi' oven. Plumbed in automatic washing machine and tall fridge/freezer. Wall mounted 'Vaillant' gas boiler (not in use). Double radiator. Tiled effect laminate flooring. Window to side. Panel glazed door to rear Garden.

Staircase rising to first floor Landing. –

Radiator. Access to loft space.

Bedroom 1 –

Double glazed bay window with vertical blinds to front elevation. Radiator. Telephone point.

Bedroom 2 –

Double aspect double glazed window to side and window to rear aspect. Radiator.

Bedroom 3 –

Double glazed window to rear elevation with view over garden. Double radiator. Wall shelf.

Family Bathroom –

White suite comprising panelled bath with mixer tap/hand held shower. Hand rail. Close coupled WC and half inset wash hand basin with cupboard unit below. Obscure double glazed window to side elevation with roller blind. Radiator.

Outside –

Low walled front boundary. Long shingle laid driveway offering ample parking. Gas meter box. Outside water tap point.

Detached Garage –

With newly fitted double opening doors.

Long rear Garden –

Hard standing for table and chairs. Mainly laid to lawn with fence and walled boundaries.

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

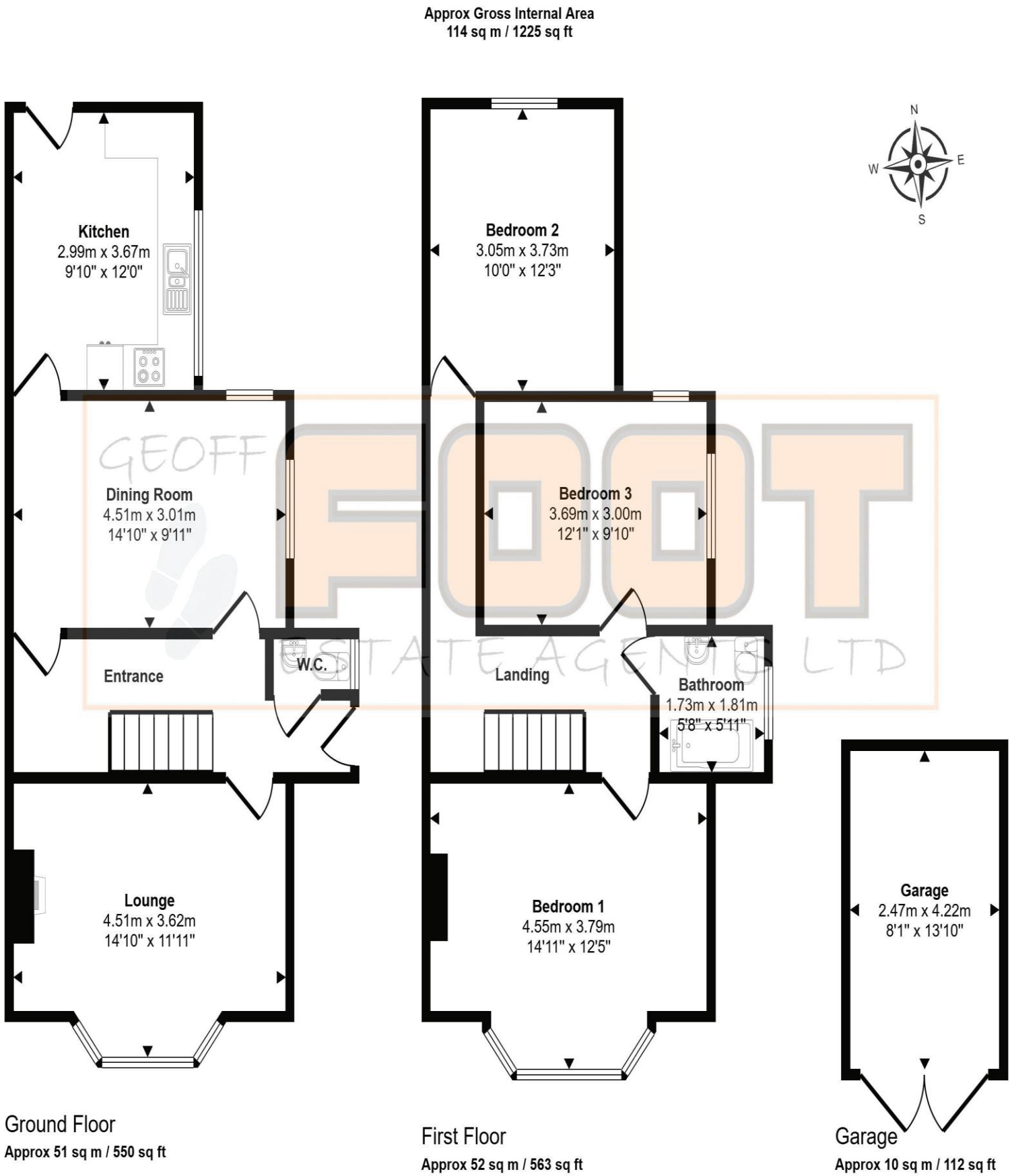


IMPORTANT INFORMATION

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.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 104 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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.