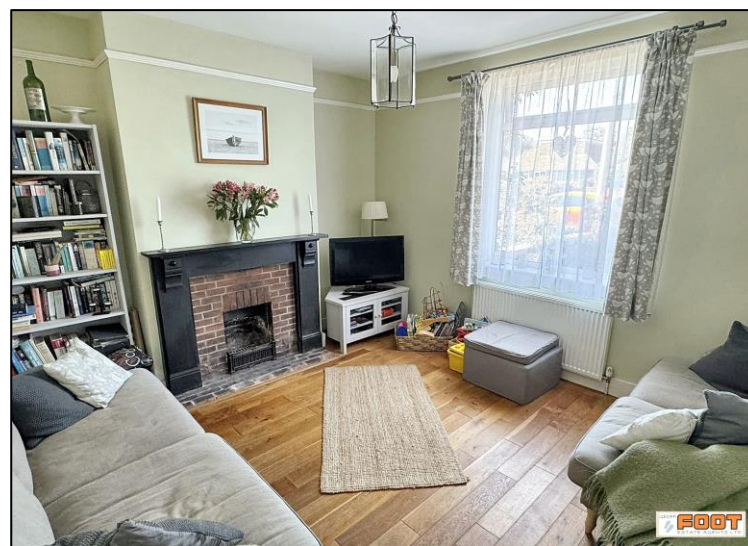




76 Church Road | PO11 0NX | £445,000

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



Internal viewing is advised to appreciate the how homely this character 'older style' semi-detached House feels, with a spacious Lounge, separate Dining/Sitting Room, 'galley style' Kitchen, Utility & WC. There are two double Bedrooms and a Family Bath/shower Room to the first floor and a second staircase leading to a third double Bedroom. Outside has a shingle laid frontage offering parking 2-3 cars and a rear Garden in excess 150' (approx), with established shrubs and a designated vegetable growing area. The property is ideally located for infant, junior and secondary schools, bus routes, local shops and amenities.

- **Character 'older style' semi detached house in Gable Head**
- **Three double Bedrooms over two floors**
- **Lounge & separate L-shaped Dining/sitting Room**
- **Galley style Kitchen and Utility area**
- **Gas heating system & double glazing**
- **Downstairs Cloakroom, upstairs family Bath/Shower Room**
- **Open fireplaces to Lounge, Dining room and one Bedroom**
- **Rear Garden in excess 120' (approx)**
- **Convenient to local schools, shops, bus routes and amenities**
- **An ideal Family home**

Freehold | Council Tax Band: D

The accommodation comprises:

Panel glazed hardwood door to –

Entrance Hallway –

Tiled flooring. Radiator. Coats hanging space. Sash style double glazed window to side. Cupboard housing electric meter and consumer unit. Staircase rising to first floor. door to

Lounge –

Fireplace surround with brick backing, open fire and matching hearth. Picture rail. Double glazed window to front aspect. Radiator. Solid wood flooring. TV aerial point.

Dining/ Sitting Room –

L-shaped. Exposed timber flooring. feature arched recess for fireplace with Log burner on raised brick plinth. Built in double cupboard and display cupboard with shelving. Radiator. Further fireplace with open fire, brick and quarry tiled hearth. Built in cupboard housing 'Potterton profile' gas boiler. **Sitting area** has double glazed sliding patio doors to rear Garden. TV aerial point.

Kitchen –

Fitted to two sides. Quartz effect laminate work surface. Inset white enamel sink unit with mixer tap. Cupboards and drawers below. space and plumbing for dish washer. Tiled splash backs. Adjacent work surface with matching range of solid oak fronted wall and base cupboards and drawers. Inset 'Kenwood' range style 5-ring gas cooker with double oven, extractor over, stainless steel splash back. Tiled flooring. Space for tall fridge/freezer. Wide Velux skylight. Double glazed window to side. Wall shelving. Double radiator. Open access to

Utility –

Tiled flooring. Space and plumbing for automatic washing machine. Slimline electric wall heater. Coats hanging space. Double glazed window to rear aspect. Double glazed door to garden. Door to: WC: Wash hand basin with mixer tap and cupboard below. Close coupled WC. Obscure double glazed window to rear aspect. wall tiling.

Stairs to Landing –

Double glazed window to side elevation. door and second staircase, double glazed window and radiator leading up to second Landing. with double glazed window to side.

Bedroom 1 –

Double glazed window to front elevation. Radiator. Exposed timber flooring.

Bedroom 2 –

Double glazed window to rear elevation. Radiator. Picture rail. Open recessed fireplace. Ceiling light/fan.

Family Bath/Shower Room –

White suite comprising panelled Bath., pedestal wash hand basin, close coupled WC and corner shower cubicle with fitted power shower. Cupboard housing hot water tank and immersion heater. Obscure double glazed window to side elevation. Radiator. tiled splash backs and bathroom cabinet.

Stairs to second Landing. Door to –

Bedroom 3 –

Two eaves storage cupboards. Double built in wardrobe and shelving, storage over. Large Velux skylight.

Outside –

Shingle laid frontage driveway offering parking for several cars. Gas meter box.

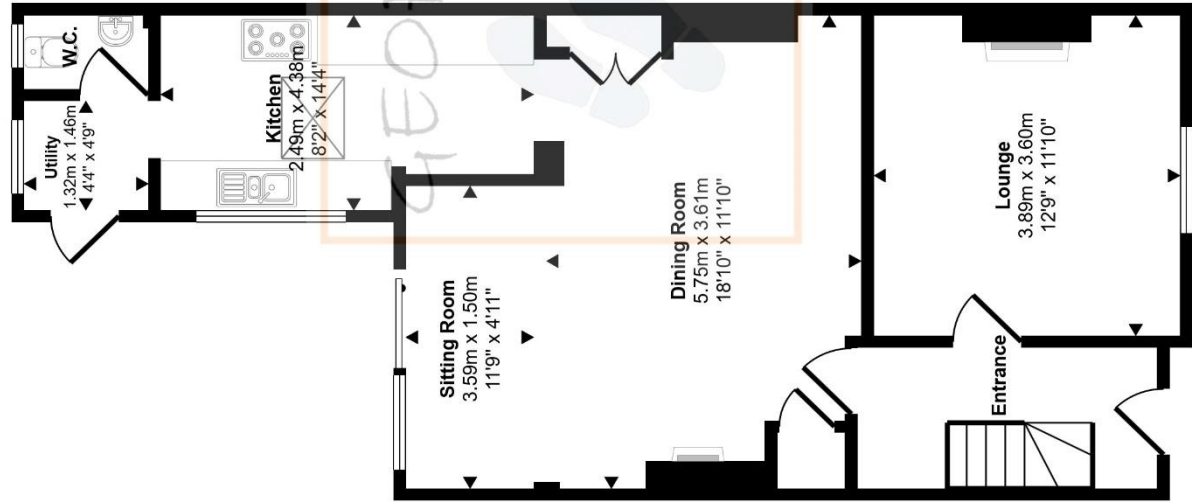
Rear Garden –

In excess 150' (approx.). Paved patio area. Outside water tap and sink with hot & cold feed. Mainly laid to lawn with established flowering shrubs, Olive tree, Fig, Bottle brush plant and Mimosa. Timber Garden shed. Water tap point. hedge forming divider to vegetable growing boxes. Raised beds and greenhouse. Further two substantial timber sheds with power, lighting and windows. Gate to log store. Wall and fenced side boundaries. Return pedestrian gates to front.

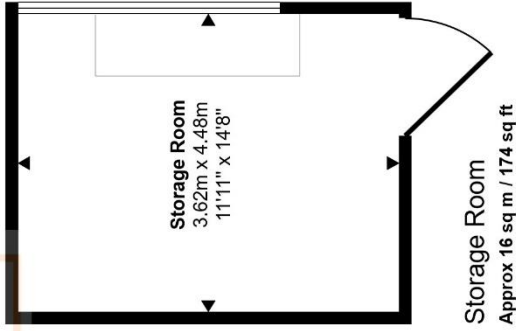
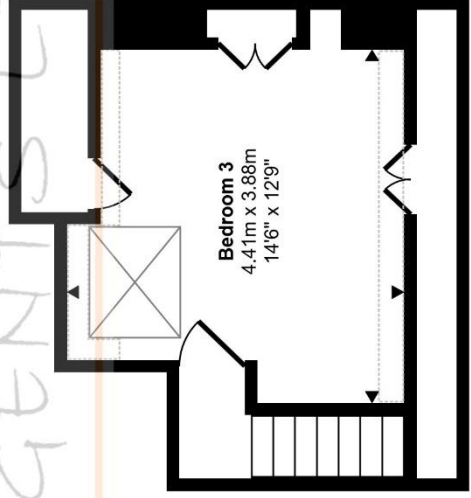
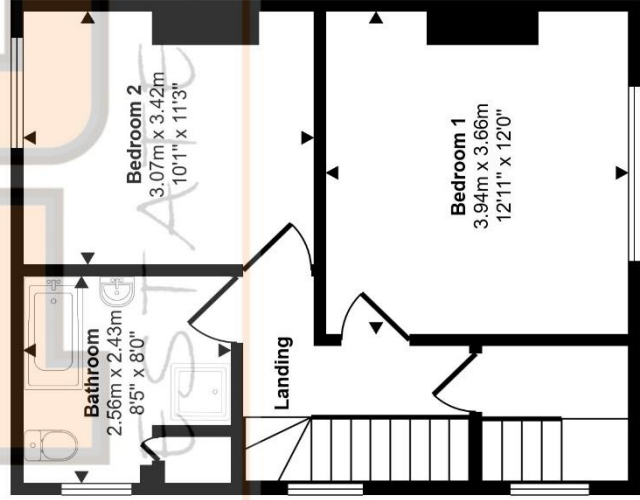


IMPORTANT INFORMATION

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
146 sq m / 1574 sq ft



Denotes head height below 1.5m

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.