2 Restawyle Avenue | PO11 0PG | £315,000

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 recommended for this spacious extended End of Terrace House in Mill Rythe, convenient to local schools and bus routes to Havant. Downstairs there is an entrance Lobby leading into the Hallway, Lounge, Kitchen/Diner 18'6" x 10' and service door into the Garage 30' x 8'0". Upstairs there are 3 Bedrooms, two being double and a modern Shower Room. There is a wide frontage offering ample off road parking and possibility of a further extension to the side. The rear garden is enclosed with hard standing for a shed. An ideal family home.

- ***Extended end of Terrace House in Mill Rythe.***
- ***Three Bedrooms (two double and one single).***
- ***Kitchen/Diner 18'6" x 10'0". Patio doors to garden.***
- ***Long Garage 30'8" x 8'8".***
- ***Modern Shower Room.***
- ***Spacious entrance Lobby to Hallway.***
- ***Gas heating system (back boiler) and double glazing.***
- ***Path and driveway with extensive wide frontage.***
- ***Enclosed rear garden.***
- ***An ideal family home, convenient to local schools & bus routes.***

Freehold| | Council Tax Band: C

The accommodation comprises:

UPVC obscure double glazed door and side light to –

Entrance Lobby – 8' 9'' x 5' 10'' (2.66m x 1.78m)

Telephone point, light and open access to

Hallway –

Double radiator. Staircase rising to first floor with fitted stair lift. Under stairs storage cupboard with electric meter and consumer unit. Wall thermostat. Obscure panel glazed door to

Lounge – 19' 10'' x 10' 2'' widening to 11'6" (6.04m x 3.10m)

Double glazed window to front aspect. Radiator. TV aerial point. Long brick built fireplace surround with wooden mantle and inset display shelving. Fitted gas fire with 'Baxi Bermuda' back boiler. Cupboard housing hot water tank, immersion heater and heating/hot water timer control switch.

Kitchen/Diner – 18' 6'' x 10' 0'' (5.63m x 3.05m)

Kitchen area: Single drainer stainless steel sink unit with mixer tap set in work surface, cupboards and drawers below. Return work surface with further range of matching wall and base cupboards and drawers. Tiled splash backs. Space for tll fridge/freezer. Fitted 'Cannon' gas cooker. Walk in larder cupboard with shelving. Door to Garage. Dining Area: Double radiator. Space for table and chairs. Double glazed French doors to rear garden.

First Floor Landing – *Double glazed window to side aspect and access to loft space.*

Bedroom 1 – 12' 2'' x 9' 10'' (3.71m x 2.99m)

Double glazed window to rear elevation. Double radiator. Twin built in wardrobes with hanging rail and shelving.

Bedroom 2 – 10' 10'' x 9' 5'' plus door recess (3.30m x 2.87m)

Double glazed window to front aspect. Double radiator. Built in wardrobe with hang rail and shelf.

Bedroom 3 – 8' 9'' x 7' 10'' (2.66m x 2.39m)

Double glazed window to side elevation. Telephone point. Built in over stairs cupboard.

Shower Room –

Corner shower cubicle with wall mounted 'Triton T80' electric shower. Close coupled WC and half inset wash hand basin with mixer tap and cupboard below. Obscure double glazed window to rear elevation. Mirror fronted cabinet. Radiator. Ceramic wall tiling. Sliding door.

Outside –

Front: Walled front boundary with pedestrian gate and double gates to driveway. Extensive frontage which is mainly laid to lawn with shrubs to borders. Corner shrub/flower bed, bin store area and hard standing. Gas meter box.

Attached Garage – 30' 8'' x 8' 8'' (9.34m x 2.64m)

With up and over door, power, light and double glazed service doors to kitchen, side and rear garden. Space and plumbing for automatic washing machine, two obscure double glazed windows to side and water tap point.

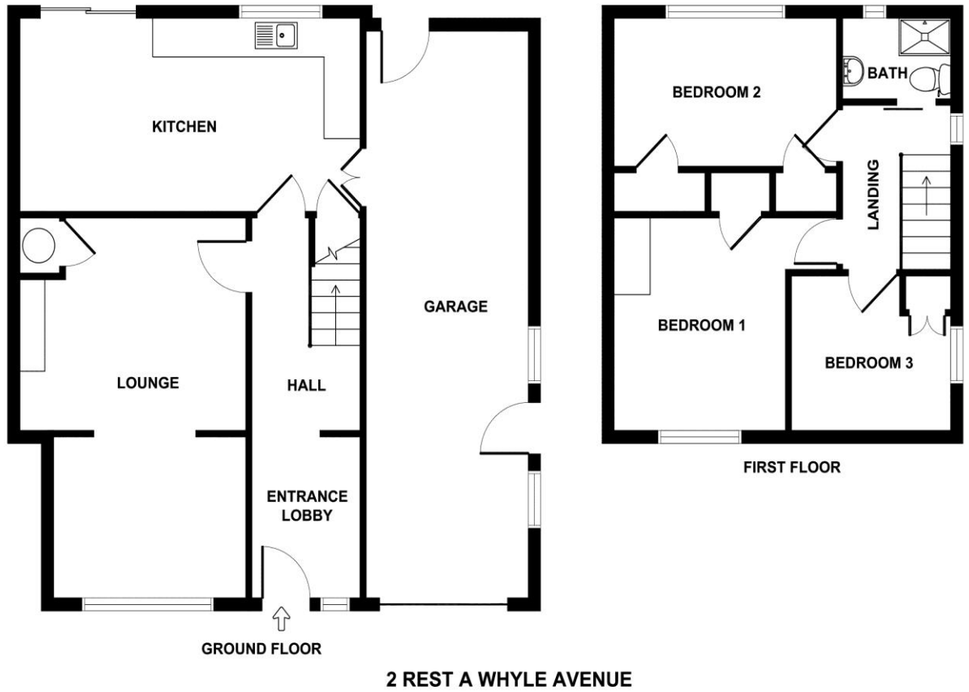
Rear Garden –

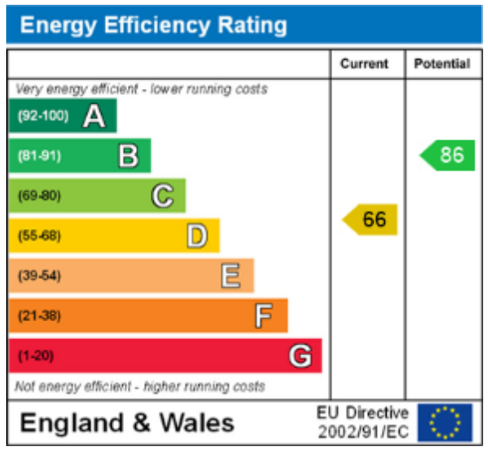
Mainly laid to lawn with shrubs to borders and concrete hard standing for shed etc.

THE NATIONAL ASSOCIATION OF NAEA ESTATE AGENTS

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.



2 REST A WHYLE AVENUE

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE