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BUYING SELLING LETTINGS COMMERCIAL MORTGAGE ADVICE



James & James Estate Agents are delighted to bring to the market this beautifully presented three bedroom detached house with extended dining room.

In brief the accommodation comprises entrance porch, spacious entrance hall, lounge, extended dining room with door giving access to the rear garden. There is a modern fitted kitchen with a pleasing outlook over the rear garden, stairs to first floor landing, three good size bedrooms, and a modern fitted bath & shower room.

Externally the front garden is laid to brick block paving providing ample off road parking and there are double gates which gives way to a concrete hardstanding and intern leads to the garage.

There is a beautiful South facing rear garden with the majority laid to lawn with a profusion of tree and shrub lined borders, and a vegetable patch/allotment to the rear.

Other benefits included gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall space, size and light of this beautiful detached home.

Situated in popular Marlborough Road, the property is ideally located for the mainline railway station being just a short walk from Durrington-on-Sea station. The property is close to the Goring Road shops which cater for every day needs and also falls into the catchment for West Park primary school.

























Decorative double glazed door

Entrance porch with double glazed door

Spacious entrance hall

Lounge 14'0 x 12'0 (4.27m x 3.66m )

Dining room 12'6 x 11'11 (3.81m x 3.63m)

Sun room 11'0 x 6'11 (3.35m x 2.11m)

Kitchen 9'9 x 8'7 (2.97m x 2.62m)

Stairs to first floor landing

Bathroom

Bedroom two 12'10 x 11'11 (3.91m x 3.63m)

Master bedroom 12'10 x 12'1 (3.91m x 3.68m)

Bedroom three 10'4 x 8'0 (3.15m x 2.44m)

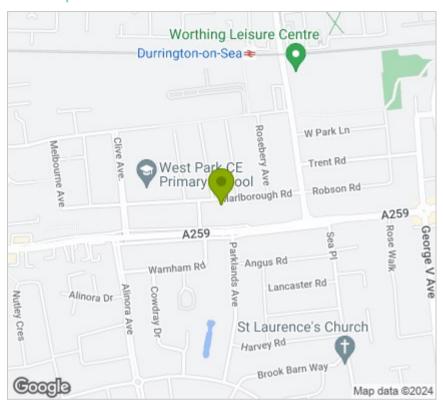
#### Floor Plan



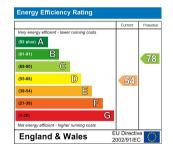
### Viewing

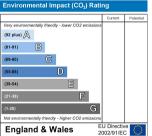
Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

#### Area Map



## **Energy Efficiency Graph**





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