



66 Church Road | PO11 0NX | £397,500

GEOFF  
 **FOOT**  
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*Internal viewing is advised for this 'older style' semi-detached house in Gable head, convenient to both Infant and Junior schools, shops, bus routes and amenities. There is an entrance Porch and Hallway leading to a Lounge, Dining room, Study, Sun Room, Kitchen and Garage, converted into storage room/office. There is a down stairs Shower Room, WC and Family Bathroom to first floor. Having four Bedrooms, this is an ideal Family home with some modernisation required. There is a double driveway with additional parking and an enclosed Rear Garden in excess 180' (approx). Offered with NO FORWARD CHAIN!*

- **'Older style' semi detached house in Mill Rythe location.**
- **Four Bedrooms. Ideal family home.**
- **Three Receptions and Sunroom.**
- **Gas heating system and double glazing.**
- **UPVC Porch. Garage converted as storage room etc.**
- **Downstairs Shower Room and Family Bathroom to first floor.**
- **Double driveway and additional parking.**
- **Long rear Garden in excess 180' (approx).**
- **Some modernisation required throughout.**
- **Convenient to local schools, shops, amenities and Bus routes.**

**EPC: D Council Tax Band: D**

The accommodation comprises:

**Entrance Porch** – UPVC double glazed door and window, tiled flooring and coats hanging space. Light. UPVC double glazed door to

**Hallway** – Radiator. High level Consumer unit. Wall thermostat. Staircase rising to first floor. Door to

**Lounge** – 12' 2" x 11' 0" (3.71m x 3.35m)

Telephone and broadband point (not tested). Freeview aerial. Double glazed window to front aspect with venetian blinds and curtains. Double radiator.

**Study** – 11' 0" x 10' 3" (3.35m x 3.12m)

Decorative Ornate fireplace with tiled hearth. Double radiator. Picture rail. Double glazed sliding patio doors to

**Sunroom** – 10' 2" x 9' 4" (3.10m x 2.84m)

Vinyl flooring. Double radiator. Triple wall spotlight. Duplex roofing. Double glazed sliding doors to rear Garden. Return doors to Dining Room. Doors to WC, garage and separate shower room.

**Shower Room** –

Corner shower enclosure with mixer shower. Vanity shelf with half inset wash hand basin, cupboards below, mixer tap, ceramic wall and floor tiling. 'Ladder style' towel radiator. Obscure double glazed window to rear aspect. Down lights. Separate WC: Low level WC, obscure double glazed window to side.

**Garage** – 14' 1" x 81' 0" (4.29m x 24.67m)

(Now converted to storage room). UPVC double glazed door from front. Two wall cupboards. Double glazed window to side. Power and light. Service door to sunroom. Cold water point for washing machine.

**Dining Room** – 9' 2" x 8' 10" (2.79m x 2.69m)

Radiator with shelf over. Vinyl flooring. Double glazed French doors to sunroom. Door to

**Kitchen** – 10' 0" x 8' 10" (3.05m x 2.69m)

1.5 bowl single drainer stainless steel sink unit with mixer tap, set in work surface, cupboards below. Range of cream fronted wall and base cupboards and drawers fitted to three sides. Inset 4-ring gas hob, overhead extractor hood and built in 'Beko' oven below. Tiled splash backs. Integrated fridge and freezer. Tall larder cupboard and carousel corner cupboard. Spotlight bar. Vinyl flooring. Access to boarded loft space via fitted ladder. Radiator. Double glazed window and door to rear Garden.

**Stairs to Landing** – Built in cupboard with shelving. Fire door to top floor Bedroom.

**Bedroom 1** – 9' 1" to wardrobes x 8' 10" to wardrobes (2.77m x 2.69m)

Double glazed window to front elevation. Double radiator. Double built in airing cupboard housing 'Baxi' gas boiler, hot water tank and cupboard over. Double 'oak effect' sliding door fronted wardrobe with hanging rail and shelving. Heating/hot water tier control switch. TV aerial point.

**Bedroom 2** – 11' 1" x 10' 4" max (3.38m x 3.15m)

L-shaped. Double glazed window to rear elevation. Double radiator. Vinyl flooring.

**Bedroom 3** – 10' 5" x 9' 0" (3.17m x 2.74m)

Double glazed window with venetian blind to rear elevation. Built in cupboard with shelving. Vinyl flooring. Double radiator.

**Family Bathroom** –

Victorian style white suite comprising panelled bath with mixer tap/handheld shower. Wall mounted 'Triton' electric shower and rail. Close coupled WC and pedestal wash hand basin. Tiled cabinet. Ceramic wall tiling. Obscure double glazed window to front elevation. Radiator with towel rail over.

**Bedroom 4** – 11' 9" x 16' 2" max (3.58m x 4.92m)

Sloping ceilings to Three sides. Two Velux roof windows to front and rear elevations (one as fire escape). Shelving to one wall. Eaves access to header water tank.

**Outside** –

Walled front boundaries. Driveway with additional parking. Pedestrian gate to

**Long rear Garden** –

In excess 180' (approx). Extensive paved patio area. Outside water tap point. Display area laid to slate chippings for tubs etc. Timber Garden shed. Brick built storage shed. Lean-to Greenhouse. Further brick built shed. Picket fencing and gate to lawned area with tree, small trees to borders. Pond area. Large Bay tree and shrubs.



#### 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.

