



40 Kings Road | PO11 0PD | £250,000

GEOFF **FOOT**
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Geoff Foot Estate agents are pleased to bring onto the market this terraced House in Mill Rythe location, convenient to local schools, shops and bus routes. The hallway leads into a Lounge, Dining area and Kitchen. Upstairs there are three Bedrooms and a Bathroom. The property has some double glazing and a gas heating system, however it is in need of total refurbishment throughout. The generous sized west facing rear Garden has twin brick built outbuildings and the rear access gate leads to the residents play Park. There is no forward chain. Ideal First time buyers, DIY enthusiast or investors.

- **Terraced house in Mill Rythe location offered with no chain.**
- **Three Bedrooms.**
- **Lounge & Dining area**
- **Galley style Kitchen leading to rear Garden.**
- **Bathroom to first floor.**
- **Gas heating system. double glazing.**
- **In need of total refurbishment.**
- **Two brick built outbuilding sheds.**
- **West facing rear Garden with access gate.**
- **Convenient local schools, shops and bus routes.**

Freehold * EPC: D * Council Tax Band: C

The accommodation comprises:

Covered entrance. UPVC double glazed door to –

Hallway –

Radiator. Exposed flooring. Stairway rising to first floor with under stairs cupboard housing gas and electric meters and consumer unit. Telephone point. Wall thermostat. Door to

Lounge – 13' 5" x 10' 11" (4.09m x 3.32m)

Double glazed window to front aspect. Radiator. Arched recess. Two telephone points. Open access to

Dining Area – 10' 6" x 8' 11" (3.20m x 2.72m)

Double radiator. Double glazed window overlooking rear Garden. Exposed flooring. Coved and artexed ceilings.

Kitchen – 10' 0" x 8' 0" (3.05m x 2.44m)

Single drainer stainless steel sink unit set in work surface, cupboards over and below. Tiled splash backs. Adjacent work surface with wall and base cupboards and drawers. Space for gas or electric cooker. Recess cupboard space. UPVC double glazed windows and door to rear Garden.

Stairs to Landing. –

Access to loft space. Exposed flooring.

Bedroom 1 – 11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window to front elevation. Exposed flooring. Radiator. Recess with shelving. Telephone point.

Bedroom 2 – 8' 10" plus door recess x 10' 0" (2.69m x 3.05m)

Double glazed window to rear elevation with views over residents park. Radiator. Cupboard housing 'Vaillant' gas boiler. Exposed flooring. Cupboard with hanging rail and shelf.

Bedroom 3 – 10' 4" x 6' 3" (3.15m x 1.90m)

Double glazed window to front elevation. Radiator. recess with rail. exposed flooring.

Bathroom –

White suite comprising panelled bath with wall shower over. Wash hand basin and low level WC. Radiator. Obscure double glazed window to rear aspect. Wall shelving. Extractor fan.

Outside –

Front: Low fence to front and side boundaries. Mainly laid to lawn with shrubs to borders.

West facing rear Garden –

In excess 50' approx. Gate from front passage way. Mainly laid to lawn. Rear access gate to Park. Paved patio. Two attached brick built garden outbuildings with windows. No Chain.



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.

