

75 Elm Grove | PO11 9EA | £250,000

GEOFF FOOT ESTATE AGENTS LTD

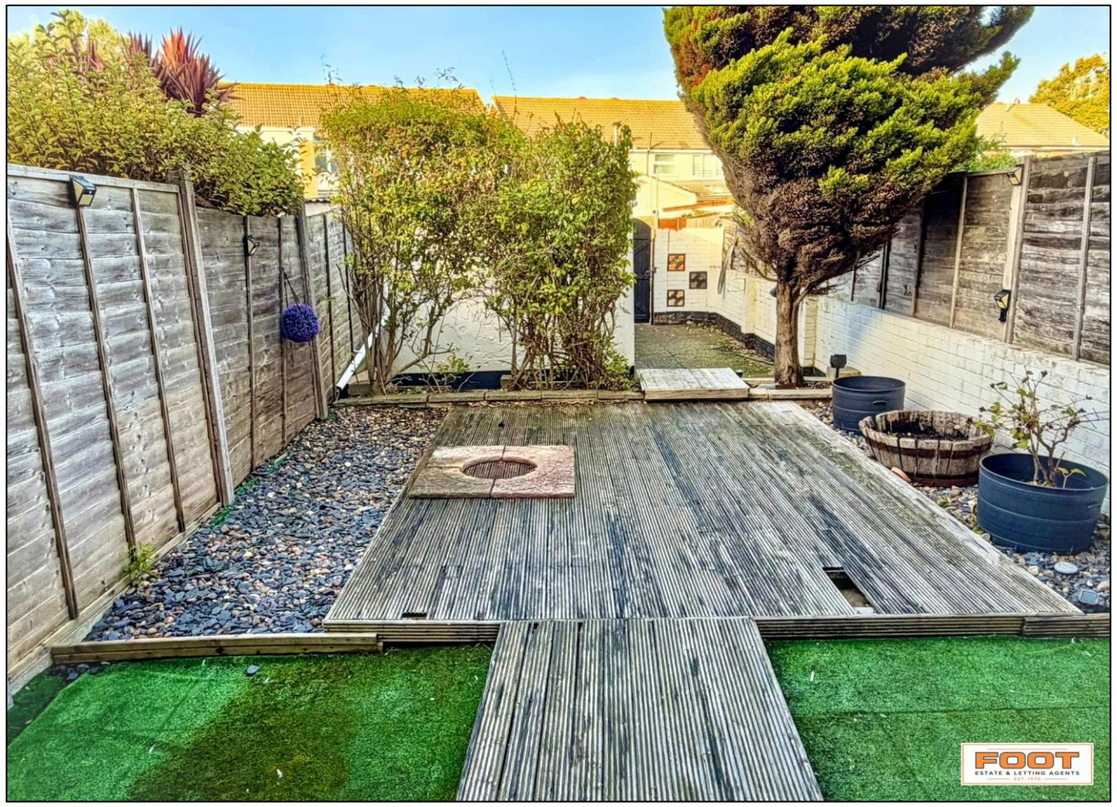
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Internal viewing is highly recommended for this spacious two Bedroom semi-detached house in Mengham Village, convenient to local schools, shops, amenities and bus routes to Havant. The Porch entance leads into the Lounge, open plan Kitchen/Diner and door out to the West facing rear Garden. The open tread staircase rises to the first floor, with two double Bedrooms and a family Bathroom suite. Outside has a small garden area to the front. The rear Garden is laid to decking with slate chippings to display borders and a path to the Garage and rear access gate to the service road off Cherrywood gardens, whereby there is a parking space. The property is ideal for first time buyers or investors and is available with no forward chain.

- ***SEMI DETACHED HOUSE IN MENGHAM VILLAGE***
- ***TWO DOUBLE BEDROOMS***
- ***SPACIOUS LOUNGE***
- ***OPEN PLAN KITCHEN/DINER***
- ***WHITE FAMILY BATHROOM SUITE TO FIRST FLOOR***
- ***ENCLOSED WEST FACING REAR GARDEN***
- ***GARAGE TO THE REAR WITH PARKING SPACE***
- ***DOUBLE GLAZING***
- ***CONVENIENT TO MENGHAM SHOPS, SCHOOLS AND BUS ROUTES TO HAVANT***
- ***IDEAL FIRST TIME BUYER OR INVESTOR***

Freehold | EPC: F | Council Tax Band: C

The accommodation comprises:

Step and obcure double glazed door to –

Porch –

Laminate flooring. Obscure double glazed window to front. Coats hanging space. Light fitting. Door to

Lounge –

Double glazed picture window to front aspect. Two telephone points (not tested). Wooden fireplace surround with log effect electric fire. marble effect backing and matching hearth. Built in storage cupboard with Consumer unit and electric meter. Open tread stairway to forst floor. Wall mounted air conditioning unit. Open access to

Kitchen/Diner –

1.5 bowl single drainer stainless steel sink unit with mixer tap, set in work surface, cupboard below, space and plumbing for automatic washing machine and fridge. Return work surface with fitted 'Bush;' electric cooker, pull-out extractor over. Tiled splash backs. Two wall cupboards and drawers. Space for table and chairs. Vinyl flooring. Two double glazed windows to rear aspect with venetian blinds. Double glazed door to west facing rear Garden.

Open tread stairs to Landing –

Access to loft space.

Bedroom 1 –

Double glazed window to front elevation with venetian blinds. Corner shelf unit. Double wardrobe with cupboard over. TV aerial point.

Bedroom 2 –

Double glazed window to rear elevation with blinds. Bulkhead over stairs airing cupboard housing hot water tank and shelving. Doubke wardrobe with hanging rail and shelf. Cupboard over. TV and telephone point (not tested).

Family Bathroom –

White suite comprising P shaped panelled bath with mixer tap and wall mounted Mira Advance electric shower over. Half inset wash hand basin with cupboard below. Tiled splash backs. Wall mirror. Close coupled WC. Ladder style towel radiator. Obscure double glazed window to rear elevation. Vinyl flooring.

Outside –

Low walled front boundary with cnifer and shrubs. lawned area.

West facing Rear Garden –

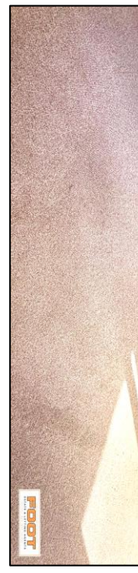
Laid to artificial grass with wooden decking and slate chippings display borders. Conifer and shrubs. Patio to rear pedestrian leading to service road off cherrywoo Gardens. Garage: Attached with single up and over door. Side service door. Fenced boundaries. Parking space by Garage to the rear.

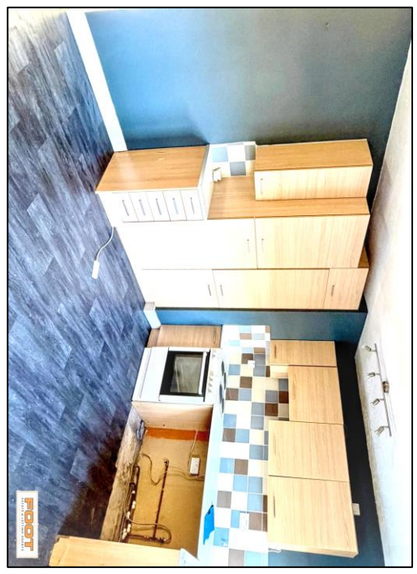
NATIONAL ASSOCIATION OF NAEA ESTATE AGENTS

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.

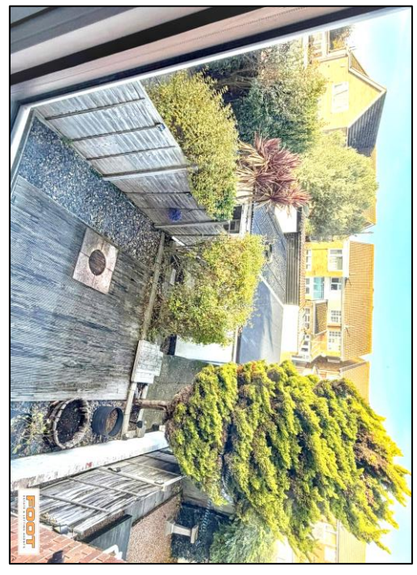


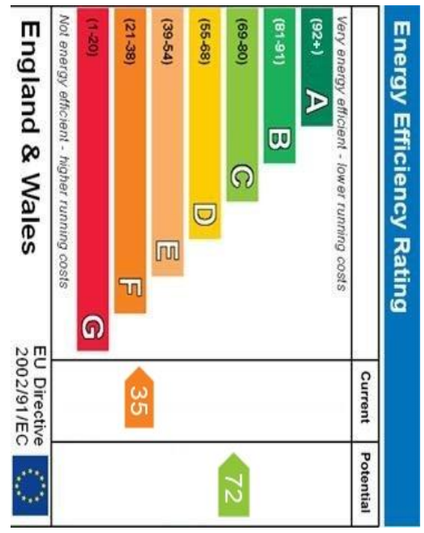




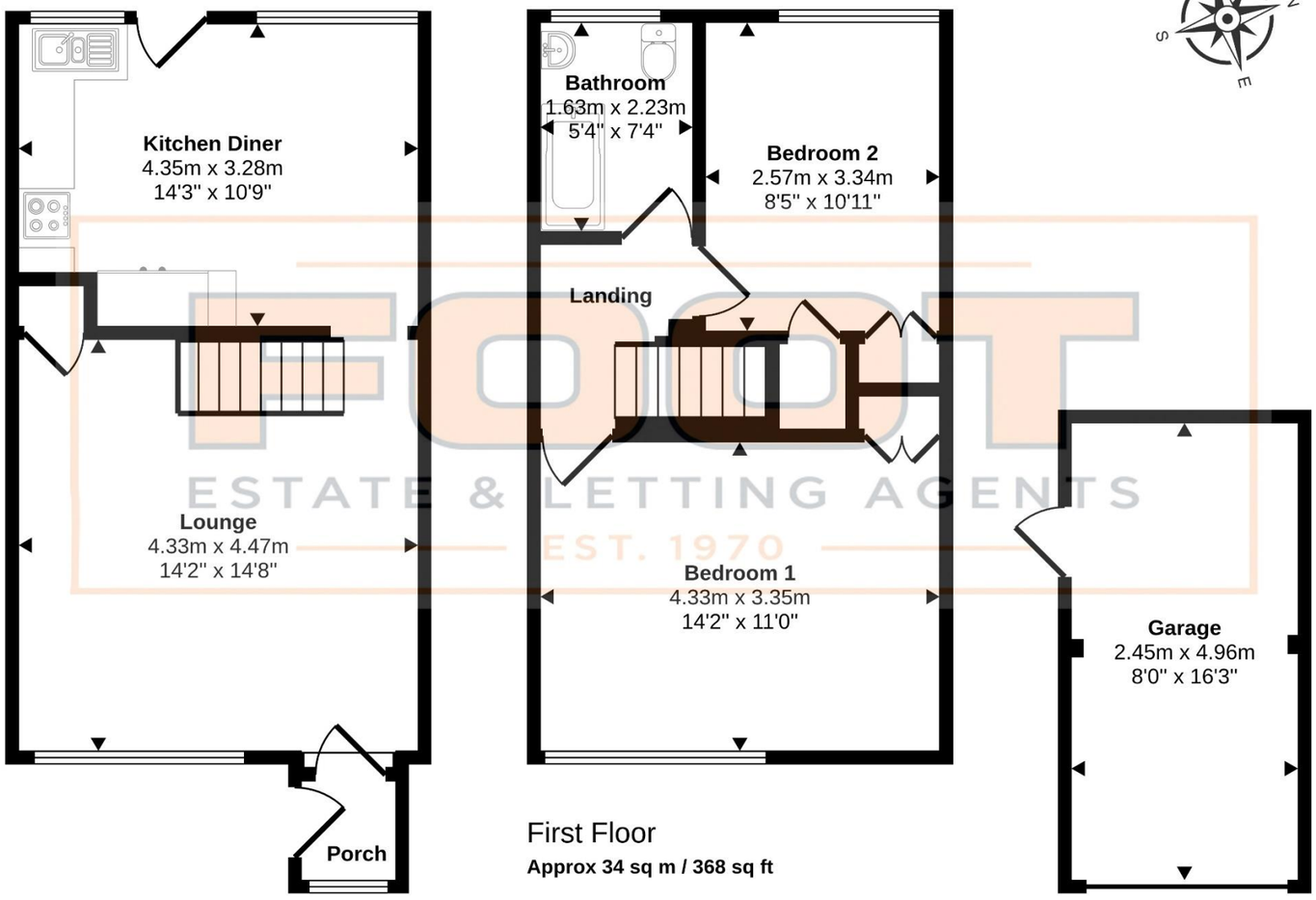








Approx Gross Internal Area
82 sq m / 888 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft

First Floor
Approx 34 sq m / 368 sq ft

Garage
Approx 12 sq m / 131 sq ft

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.