



12 Richmond Drive | PO11 0EP | £230,000

GEOFF **FOOT**
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Geoff Foot Estate Agents Ltd are pleased to offer this terraced House for sale in popular West Town location, convenient to local shops, Sea Front, Hayling Park, Station Theatre and Hayling Billy Nature trail., with its coastal and rural walks. The UPVC Porch entrance leads into a spacious Lounge, Kitchen and enclosed Garden to the rear with path to Garage, in block. Upstairs are two double Bedrooms and a Bathroom. The property needs refurbishment throughout, including electrics, heating and modernisation. Ideal for DIY enthusiast or project for investment. No forward chain!

- Terraced house in popular West Hayling location.
- Two double Bedrooms.
- UPVC double glazed Porch entrance.
- Spacious south facing Lounge.
- Kitchen with range of cupboards.
- Coloured Bathroom.
- Double glazing. No chain.
- In need of refurbishment throughout.
- Enclosed rear Garden with path to Garage (in block)
- Convenient to Hayling Park, Station Theatre, Hayling Billy nature trail and West Town shops.

Freehold

Council Tax Band: C

The accommodation comprises:

Entrance Porch –

UPVC obscure double glazed door and side windows. Wood parquet flooring. Door to

Lounge – 14' 4" x 14' 0" (4.37m x 4.26m)

Vinyl tiled flooring. Three wall light points. Stone built fireplace with wooden mantle, coal effect electric fire (not tested). Floor to ceiling double glazed windows to front. open tread staircase to first floor. Obscure glazed door to

Kitchen – 14' 4" x 14' 0" (4.37m x 4.26m)

Double drainer stainless steel sink unit set in worksurface, cupboards and drawers below. Adjacent work surface with wall and base cupboards, tall larder cupboard housing electric meter and consumer unit. Double glazed window and door to rear Garden.

Stairs to Landing –

Light. access to loft space.

Bedroom 1 – 14' 4" x 10' 8" (4.37m x 3.25m)

Double glazed window to front elevation. Built in double wardrobe with hanging rail and shelf. Further cupboard.

Bedroom 2 – 9' 10" x 7' 10" (2.99m x 2.39m)

Double glazed window to rear elevation. Built in double wardrobe with hanging rail and shelf. Smaller cupboard with shelving.

Bathroom –

Coloured suite comprising Bath, low level WC and inset sink with shelf. Obscure double glazed window to rear elevation. Bathroom cabinet and shaver point. tiled splash backs.

Outside –

Front: Open plan lawn. Garage nearby in block.

Rear Garden –

Mainly laid to lawn. Timber Garden shed. Holly tree. Access gate to Garage and station road and shops.



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.

