



41 Kings Road | PO11 0PD | Offers Over £300,000



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Geoff foots are delighted to offer this modernised terraced House in Mill Rythe location, convenient to local schools, shops and Bus routes to Havant. There is a Porch entrance leading to Hallway, open plan Lounge/Dining room and recently fitted modern Kitchen. Upstairs offers three Bedrooms and a newly fitted Bathroom suite, with rear views over Tournerbury Golf course from Bedroom 2. Outside, there is a paved double driveway for off street parking and long rear Garden in excess 80' (approx) with Patio, brick built WC, work shop/Utility and Timber summer house. An ideal family home. .

- Well presented terraced House in Mill Rythe location.
- Three Bedrooms. Lounge and open plan Dining Room.
- Recently fitted modern Kitchen. Oak veneered doors.
- Rear views over Tournerbury Golf Course.
- Newly laid laminate flooring to most downstairs rooms.
- Recently fitted family Bathroom to first floor.
- Recently fitted UPVC double glazed windows and doors to most rooms.
- Long rear Garden in excess 80' (approx.).
- Exterior brick-built storage cupboard with workshop and WC. Timber built cabin.
- Convenient local schools, shops, amenities and Bus routes.

Freehold | | Council Tax Band: B

The accommodation comprises:

Entrance Porch –

UPVC obscure double glazed door and windows. Light. Laminate flooring. Double glazed door to

Hallway –

Laminate flooring. Radiator. Coats hanging space. Staircase rising to first floor with under stairs cupboard housing gas and electric meters and Consumer unit. Panel glazed door to

Kitchen/Dining Room –

Lounge area: Double glazed window with venetian blinds to front elevation. Radiator. Digital wall thermostat. Laminate flooring continuing into: Dining area: Radiator. Space for table and chairs. Decorative ceiling beam. UPVC double glazed French doors with side lights.

Kitchen –

Recently fitted. 1.5 bowl single drainer stainless steel sink unit with mixer tap set in oak effect work surface, cupboards below. Range of matching white fronted wall and base cupboards and drawers. Inset 'Lamona' induction hob, extractor hood over and oven below. Space for tall fridge/freezer. Down lighting. Laminate flooring. UPVC double glazed door and windows to rear aspect.

Stairs to Landing –

Access to loft space via fitted ladder which is partly boarded with light.

Bedroom 1 –

Double glazed window to front aspect. Radiator. Decorative wood panelling to half height. Built in wardrobe with shelving.

Bedroom 2 –

Double glazed window to rear elevation offering pleasant views over rear Garden across to Tournerbury Golf Course. Radiator. Cupboard housing 'Vaillant' gas boiler. Decorative wood panelling to one wall.

Bedroom 3 –

Double glazed window to front elevation. Radiator.

Family Bathroom –

Recently fitted white suite comprising shaped panelled Bath with mixer tap and shower over, fitted screen. Half inset wash hand basin set in vanity shelf, close coupled WC, concealed cistern and cupboard. Laminate flooring. Ladder style towel radiator. Down lights. Obscure double glazed window to rear elevation.

Outside –

Double width paved driveway. Hedged boundaries. Covered passageway and lockable gate/ door into

Long rear Garden –

In excess 80' (approx). Outside water tap point. Brick built Cloakroom with low level WC and sink. Adjoining brick built work shop with space and plumbing for automatic washing machine, window and light. Garden is mainly laid to lawn with paved patio area. 'Catio' (optional). Large timber built cabin with double opening doors, windows and laminate flooring. Power point. Fully fence enclosed.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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