

43 Eastwood Close | PO11 9DY | £225,000

GEOFF FOOT ESTATE AGENTS LTD
7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk











Internal viewing is recommended for this terraced three bedroom house in Gable Head, convenient to local schools, shops, Tournerbury golf course and bus routes. The porch entrance leads into the hallway with cloakroom, lounge/diner and kitchen. Upstairs there are three bedrooms and a family bathroom. There is double glazing and an enclosed west facing rear garden with a rear access gate. The property needs modernising throughout and can be refurbished to become an ideal family home in a sought after central Hayling location. No forward chain.

- ***TERRACED HOUSE IN CENTRAL HAYLING ISLAND***
- ***THREE BEDROOMS***
- ***LOUNGE AND DINING ROOM***
- ***DOWNSTAIRS CLOAKROOM***
- ***KITCHEN***
- ***BATHROOM TO FIRST FLOOR***
- ***WEST FACING REAR GARDENURBISHMENT***
- ***IN NEED OF REFURBISHMENT***
- ***CONVENIENT LOCAL SHOPS, SCHOOLS, GOLF COURSE AND BUS ROUTES.***
- ***NO FORWARD CHAIN!***

Freehold| EPC: C | Council Tax Band: C

The accommodation comprises:

Upvc obscure double glazed door to –

Hallway –

Laminate flooring. Double glazed window to front. Space and plumbing for washing machine. Coats hanging space. Double radiator. Cupboard housing Consumer unit, gas and electric meters. Stairs rising to first floor.

Cloakroom –

Close coupled WC and corner wash hand basin. Obscure glazed window. Mirror fronted cabinet. Laminate flooring.

Lounge – 13' 10'' x 11' 5'' (4.21m x 3.48m)

Double glazed window to front. Cable points and telephone point. Double radiator. Open access to

Dining Room – 9' 10'' x 8' 5'' (2.99m x 2.56m)

Laminate flooring. Telephone point. Radiator. Double glazed sliding patio doors to rear garden. Cupboard.

Kitchen – 10' 3'' x 8' 9'' (3.12m x 2.66m)

Work surface fitted to two sides. 1. bowl single drainer sink unit and mixer tap set in work surface. Wall and base cupboards and drawers. Inset 4-ring gas hob, extractor over. Built in Indesit oven below. Tiled flooring. American style fridge/freezer. Double glazed window and door to rear Garden.

Stairs to fist floor Landing –

Built in airing cupboard housing Alpha gas boiler and shelving. Over stairs bulkhead cupboard with shelving. access to loft space.

Bedroom 1 – 13' 10'' x 9' 6'' (4.21m x 2.89m)

Radiator. Double glazed window to front elevation. Floor to ceiling wardrobe.

Bedroom 2 – 12' 5'' x 10' 10'' (3.78m x 3.30m)

L-shaped. Cupboard with shelving. Radiator. Double glazed window to rear elevation.

Bedroom 3 – 8' 7'' x 8' 0'' (2.61m x 2.44m)

Double glazed window to front elevation. Radiator. Shelving.

Family Bathroom –

White suite comprising bath with shower and screen over. Pedestal wash hand basin and close coupled WC. Ceramic wall tiling. Radiator. Obscure double glazed window to rear elevation.

Front garden –

Mainly laid to grass. Shrubs and fence to border. No forward chain

West facing rear Garden –

Mainly laid to concrete with paved path to rear access gate. Fencing to side boundaries, shrubs to borders. Timber garden shed (not in use).

THE NATIONAL ASSOCIATION OF ESTATE AGENTS NAEA

IMPORTANT INFORMATION

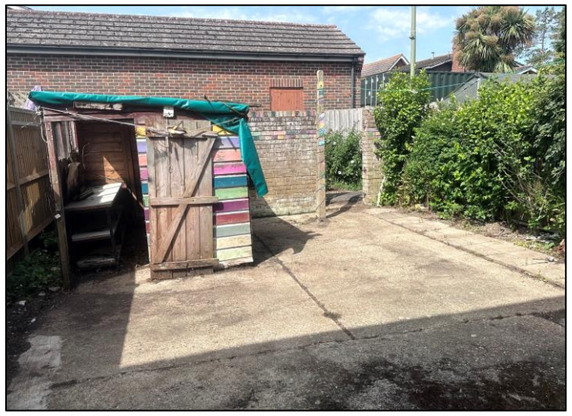
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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.



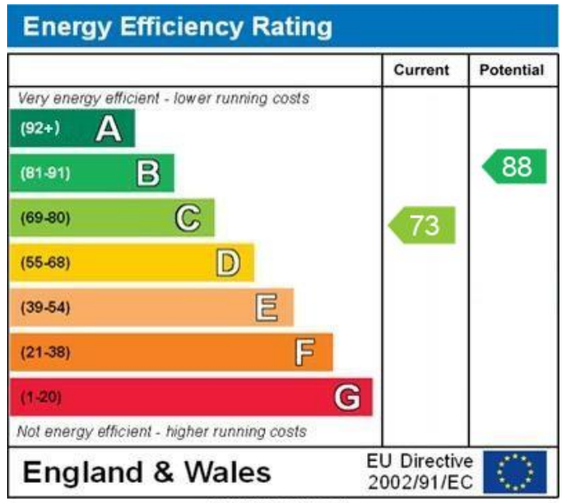












WWW.EPC4U.COM