



Offers Over

25 Tournerbury Lane | PO11 9DJ | £435,000

GEOFF **FOOT**
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Geoff foots are delighted to offer for sale this spacious detached House in Gable Head, convenient to local shops, schools, Bus routes and amenities. There is long driveway and Car Port access with detached Garage. Downstairs offers a Lounge with open fireplace (flue to be checked), Dining Room, separate Study/Office Kitchen/Breakfast room, Utility and Cloak/shower Room. Upstairs boasts four generous sized Bedrooms and a Family Bath/Shower Room. There are established gardens front & rear including Bay tree, Grapevine, fuchsias and roses. Some updating is required to make this House into a fabulous Family home. No chain!

- **Detached house In Gable Head. No chain.**
- **Four double Bedrooms. Three Receptions.**
- **Ideal family home requiring some updating.**
- **Kitchen/breakfast Room. Utility.**
- **Downstairs Cloak/Shower Room.**
- **Family Bath/shower Room to first floor.**
- **Gas heating system. Double glazing.**
- **Long driveway, Car Port & detached Garage.**
- **Gardens front & rear with established shrubs.**
- **Convenient local shops, bus routes, schools and amenities.**

Freehold | EPC: D | Council Tax Band: E

The accommodation comprises:

Covered entrance with semi circular step, wall light and obscure double glazed door to –

Hallway – Double radiator. Wall thermostat. Stairs rising to first floor. Telephone point.

Lounge –

Double glazed window to front aspect. Double radiator. Stone built open fireplace (flue to be checked), wooden mantle over and tiled hearth. Gas point. Three wall light points. Wide arch to

Dining Room – Double radiator. Double glazed sliding patio doors to rear Garden. Door to

Kitchen/Breakfast Room –

Work surface with range of dark colour fronted wall and base cupboards and drawers. Inset twin sink unit with stainless steel drainer and mixer tap. Inset 'moffat' 4-ring gas hob with extractor over. Eye level 'Tricity' double oven and grill. Double radiator. Double glazed window over looking rear Garden. Retro tiled splash backs. Breakfast bar forming divider to breakfast area with space for table and chairs. tall cupboard. sliding door to cupboard housing floor standing 'Potterton Kingfisher' gas boiler, heating/hot water timer control switch, wall mounted electric meter and coats hanging space. Louvre doors to

Utility Room –

Two work surface with wall and base cupboards and drawers. Space and plumbing for automatic washing machine and tumble drier etc. Obscure double glazed door to rear garden.

Study/Office –

Double glazed window to front aspect. Radiator.

Cloak/Shower Room –

Olive suite comprising walk-in tiled shower area with wall mounted shower and 'pull-down' seat. Pedestal wash hand basin and close coupled WC. Radiator. Obscure double glazed window to side. Extractor fan.

Stairs to Landing –

Built in airing cupboard housing hot water tank, immersion heater and shelving. Access to loft space.

Bedroom 1 –

Double glazed window to front elevation. Radiator. Double built in wardrobe with hanging rail and cupboards over. Deep walk-in wardrobe with shelving, hanging rail and light.

Bedroom 2 –

Double glazed window to front elevation. Radiator. Wall lights. Twin double wardrobes with shelving, hanging rails and cupboards over.

Bedroom 3 – Double glazed window to rear elevation. Radiator.

Bedroom 4 –

Double glazed window to rear elevation. Radiator. Built in double wardrobe with shelf and rail, cupboard over.

Family Bath/Shower room –

White suite comprising panelled Bath with mixer tap/hand held shower, close coupled WC. Corner shower cubicle with 'rainfall style' shower and separate diverter. Wide wash hand basin with mixer tap and drawers below. Wall mounted mirror fronted cabinet over. Shaver point. Obscure double glazed window to rear elevation. Double radiator. Part wall tiling. Vinyl flooring.

Outside Front –

Walled front boundary. Mainly laid to lawn with established shrubs to borders, fig, bay tree, Hydrangea and grape vine etc. Meter box. Light. Long driveway offering ample parking for several cars, car port leading to detached Garage and gate to rear Garden.

Detached Garage –

With up and over door, power and light. Shelving and work bench. Fuse box. Window and side service door.

Rear Garden –

Paved patio area and shingle laid area for display tubs etc. Mainly laid to lawn. Shrubs to borders. Vegetable growing areas for vegetables etc. Greenhouse (optional). Wall light. Fully enclosed.

[To view the virtual tour for this property please scan the QR Code >>](#)



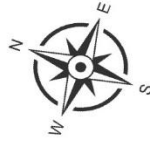
IMPORTANT INFORMATION

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.

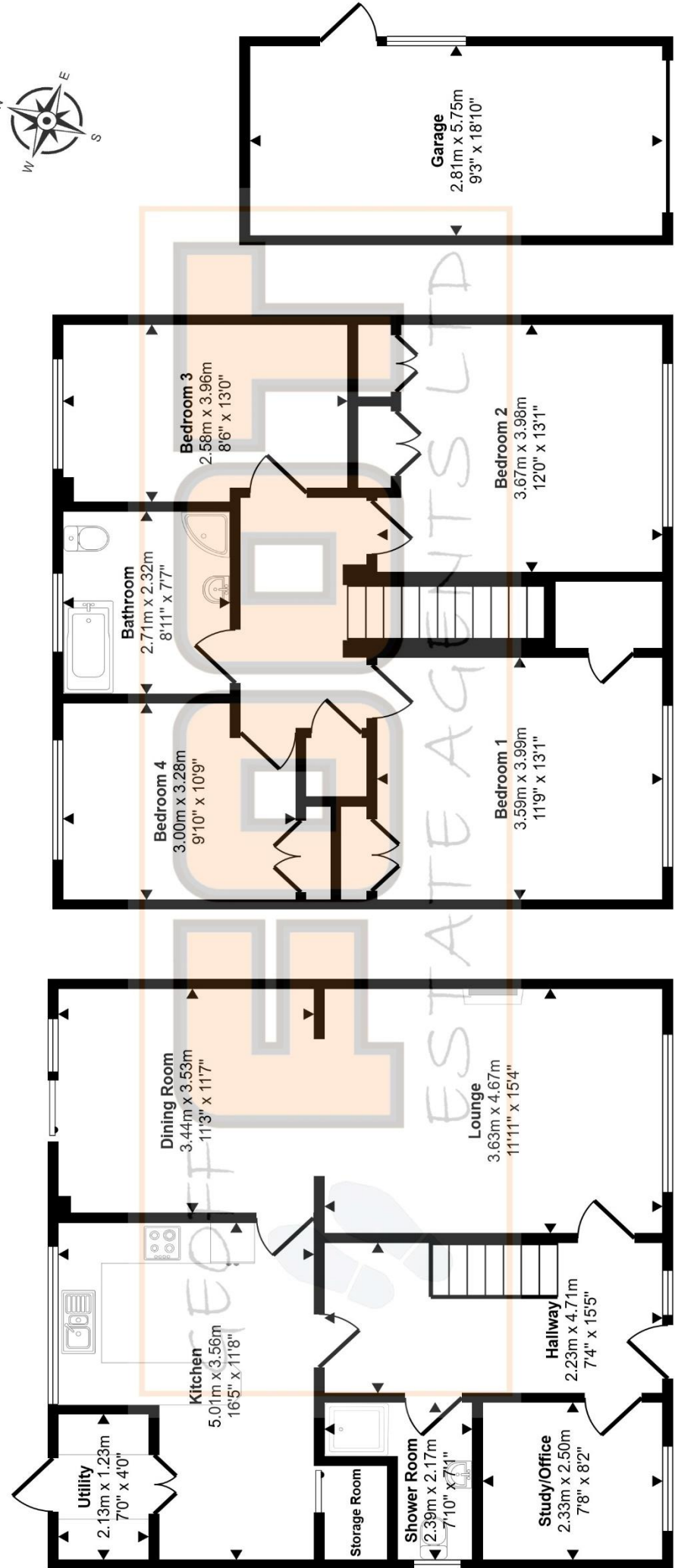


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM



Approx Gross Internal Area
159 sq m / 1716 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 Snappy 360.