



17 Oakwood Road | PO11 9AY | £300,000

GEOFF **FOOT**
ESTATE AGENTS LTD

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***** 17 OAKWOOD ROAD, HAYLING ISLAND, HANTS. PO11 9AY *****

We are acting in the sale of the above property and have received an offer to the sum of £285,000, on the above property.

Any interested parties must submit any higher offers in writing to Geoff Foot Estate Agents Ltd before exchange of contracts takes place.

➤ **Detached Bungalow in central Hayling Island.**

➤ **Two Bedrooms.**

➤ **Light colour fronted Kitchen.**

➤ **Sun Lounge with French Doors.**

➤ **Shower Room with electric shower.**

➤ **Gas heating system. Double glazing.**

➤ **Long driveway offering ample parking several cars, caravan etc.**

➤ **Detached Garage 18'10" x 18'10".**

➤ **No chain.**

➤ **Convenient local schols, shops and amenities.**

Freehold * EPC: D * Council Tax Band: C

The accommodation comprises:

UPVC obscure double glazed door to –

Entrance Hallway –

Wall thermostat. Access to loft space.

Lounge – 13' 6" x 12' 0" (4.11m x 3.65m)

Double glazed window to front aspect. Double radiator. Wooden fireplace surround with marble effect backing and matching hearth, coal effect fire. Telephone point.

Kitchen – 9' 10" x 8' 7" (2.99m x 2.61m)

Single drainer stainless steel sink unit set in work surface, cupboards below. Space and plumbing for automatic washing machine. tiled splash backs beneath double glazed window to side. Wall mounted 'Vaillant' gas boiler. Return work surface with inset 4-ring gas hob, over head extractor hood and built in oven below. Radiator with shelf over. tiled flooring. Built in cupboard with shelving. open access to

Dining Room – 11' 1" x 7' 7" (3.38m x 2.31m)

Radiator. Double glazed French doors to rear Garden.

Bedroom 1 – 12' 0" x 9' 2" (3.65m x 2.79m)

Double glazed window to rear elevation. Radiator with shelf over. Floor to ceiling wardrobe with mirror fronted doors and drawers. Triple spotlight.

Bedroom 2 – 8' 8" x 6' 10" (2.64m x 2.08m)

Double aspect double glazed windows to front and side. High level Consumer unit. TV aerial point. Radiator. telephone point.

Shower Room –

Close coupled WC and pedestal wash hand basin and corner shower enclosure with 'Triton T80' electric shower and pull-down seat. Ceramic wall and floor tiling. Obscure double glazed window to side. roller blind. stop cock. Radiator.

Outside –

Front: Long twin track concrete driveway. Shingle laid frontage, wall and fenced side boundaries. Gas meter box. Driveway continuing to

Rear Garden –

Irregular shape. 'Resin set' hard standing area. Mainly laid to shingle. Paved patio area, part covered. External power points and light.

Detached Garage – 18' 10" x 18' 10" (5.74m x 5.74m)

With electric roller door, storage shelving, electric points, lighting, window and side service door.



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.

