



'The Laburnums' 48A Elm Grove | PO11 9EF | £190,000

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](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)



*An ideal opportunity to purchase this two Bedroom corner House in block of 4 with own entrance, parking and convenient to local shops, schools and bus routes. There is a Porch, spacious Lounge/diner with south facing windows and door to Kitchen, fitted to 3 sides. The staircase rises to the first floor landing with 2 Bedrooms and family Bathroom. There is a gas heating system and double glazing. Ideal for First Time buyers, Investors or weekend home. The property is in need of refurbishment and upgrading throughout and is being offered with no forward chain!*

- **Two Bedroom terraced 'corner' house in block of 4.**
- **Own entrance and Porch.**
- **Spacious Lounge/diner with south facing windows.**
- **Kitchen fitted to 3 sides.**
- **Gas heating system and double glazing.**

- **Two Bedrooms.**
- **Pastel family Bathroom.**
- **Allocated parking to front.**
- **Convenient local shops, schools and bus routes.**
- **Ideal investment, weekend home or First Time buyers. No Chain!**

The accommodation comprises:

**Hardwood door to Porch –**

Obscure double glazed window to front. Light. Shelving. Obscure panel glazed door to

**Lounge/Diner – 17' 10" x 12' 8" (5.43m x 3.86m)**

Two double glazed windows with blinds, to side elevation. Double glazed window to front. Double radiator. Wall thermostat. TV aerial point. Staircase rising to first floor Landing. Door to

**Kitchen/Breakfast Room – 12' 8" x 7' 0" (3.86m x 2.13m)**

Single drainer stainless steel sink unit set in work surface, space below. Tiled splash backs. Double glazed window with blinds to side aspect. Return work surface with range of matching wall and base cupboards and drawers. inset 4-ring gas hob, extractor over. Electric oven. Tall cupboard with shelving. Space for under counter fridge. Work surface forming breakfast bar to one wall. Wall mounted 'Baxi Solo' gas boiler, heating/hot water timer control switch. Served to Lounge. Radiator.

**Staircase to Landing –**

Large wall mirror. Built in airing cupboard housing hot water tank and immersion heater. Access to loft space. Doors to all rooms.

**Bedroom 1 – 11' 5" x 10' 5" to wardrobes (3.48m x 3.17m)**

Double sliding door fronted wardrobe with hanging rail and shelf. Radiator. Two double glazed windows to front elevation with blinds. Ceiling light/fan. Telephone point.

**Bedroom 2 – 10' 9" to wardrobes x 7' 1" (3.27m x 2.16m)**

Double glazed window to side elevation with blinds. Radiator. Sliding door fronted wardrobes with hanging rail and shelving.

**Family Bathroom –**

Pastel suite comprising paneled bath with twin grips and wall mounted 'Aquastyle' electric shower over. Pedestal wash hand basin and low level wc. Part wall tiling. Obscure double glazed window to side with blind. Radiator. Wall mirror and cabinet with shaver point.

**Outside –**

Allocated parking space and bin area.

*In need of updating throughout.*



**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.

