



25 Cherrywood Gardens | PO11 9DE | £270,000

GEOFF **FOOT**
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Internal viewing is highly recommended for this two double Bedroom semi-detached House in Central Hayling, convenient to local schools, shops, bus routes and amenities. There is an entrance Porch leading to the Lounge and Kitchen/Breakfast Room. Upstairs are two Bedrooms and a family Bathroom suite. Outside is laid open plan to the front and an enclosed rear garden with Log Cabin and side service door into own Garage. Ideal for FTB's or investment.

- **Semi-detached House in Central Hayling.**
- **Enclosed Rear Garden.**
- **Two double Bedrooms. South facing Lounge.**
- **Log Cabin with plumbed in hand basin and WC.**
- **White family Bathroom suite.**
- **Garage (in block) adjoining garden.**
- **'Shaker style' Kitchen/Breakfast room.**
- **Convenient to Mengham schools, shops and amenities.**
- **Gas heating system & Double glazing.**
- **Ideal FTB's or Investment.**

Freehold | Council Tax Band: C

The accommodation comprises:

Porch –

Obscure double glazed window to front. Door to

Lounge – 14' 5" x 14' 0" including stairs (4.39m x 4.26m)

Double glazed window to front aspect. Wall thermostat. Double radiator. Telephone and cable point. Built in under stairs cupboard housing gas and electric meters and control box for solar panels. Open tread staircase to first floor.

Kitchen/Breakfast Room – 14' 5" x 11' 3" (4.39m x 3.43m)

1 1/2 bowl single drainer ceramic sink unit with mixer tap, set in work surface, tiled splash backs. Range of 'shaker style' cream fronted wall and base cupboards. Space for automatic washing machine. 4-ring gas hob with built in 'Lamona' electric oven/grill, extractor over. Space for tall fridge/freezer. Further work surface with matching cupboards and drawers. UPVC double glazed window and door leading to rear garden. Laminate flooring. Space for table and chairs.

Staircase rising to first floor Landing –

Access to loft space via ladder. Loft has converter unit for Solar panel system.

Bedroom 1 – 14' 5" x 10' 5" (4.39m x 3.17m)

Twin double glazed windows to front elevation. Two radiators. Built in double wardrobes.

Bedroom 2 – 11' 4" x 8' 8" (3.45m x 2.64m)

Double glazed window to rear elevation. Radiator. Built in airing cupboard housing hot water tank (recently replaced 2019) and shelving. Double built in wardrobe with hanging rail and cupboard over.

Family Bathroom –

White suite comprising paneled bath with wall mounted 'Mira Advance' electric shower over. Part ceramic wall tiling. Vinyl flooring. Close coupled WC and wash hand basin over vanity cupboard unit. Extractor fan. UPVC double glazed window to rear elevation. Radiator.

Outside –

Front garden is open plan with small lawned area, low walled front boundary and flowers and shrubs to borders.

Rear Garden –

Mainly laid to lawn with paved patio area and path. Outside water tap point. Service door to Garage. LOG CABIN: 13'5" max x 12'0" (approx). Two sets of double glazed windows, power and light. 'In flow' water heater providing hot water to pedestal wash hand basin. Close coupled WC.

Garage (in block of 4) –

With up and over door, power and light. Side service door into rear garden of 25.

NB. –

A roof Solar panel system was added to the property in 2012 by the previous owners and is maintained by the Energy Company.



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.

