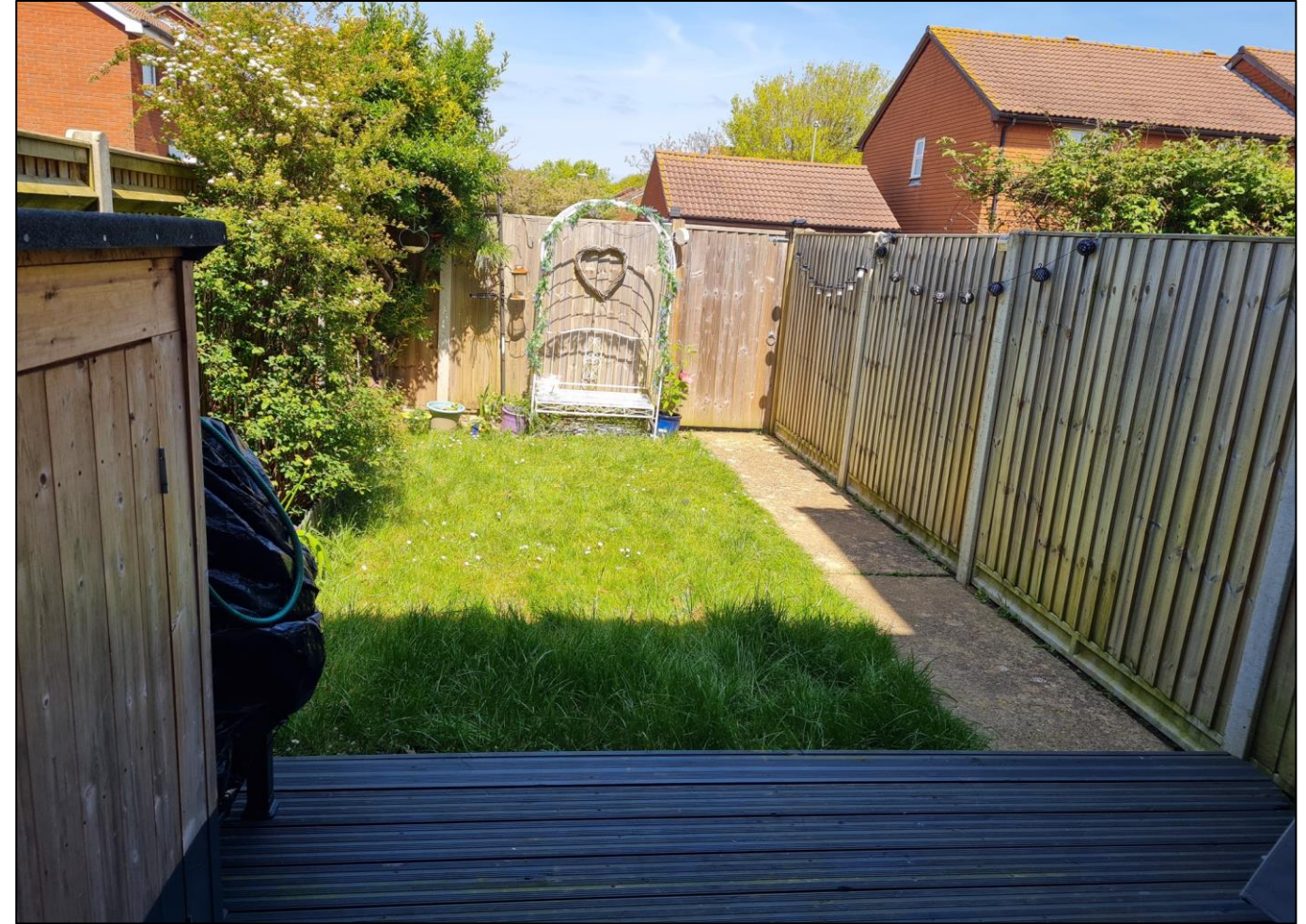




15 Spinnaker Close | PO11 0RB | Offers in excess £255,000

GEOFF **FOOT**  
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*Internal viewing is highly recommended for this two double Bedroom terraced House in the popular location of West Town. There is a Porch entrance leading to a Hallway, modern gloss white fronted Kitchen and spacious Lounge/Diner, which has Upvc French doors leading to the enclosed rear Garden. Upstairs are two double Bedrooms and a white Bathroom suite. This modern property has been tastefully presented and is convenient to local shops, Hayling Park, Hayling Billy nature trail and offers bus routes to Havant, with its road and rail links to London. Ideal for First time buyers, Investors or as a weekend home.*

- **Beautifully presented terraced House.**
- **2 double Bedrooms. Double glazing.**
- **Modern white gloss fronted Kitchen.**
- **Recently laid attractive laminate flooring to most rooms.**
- **Lounge/Diner with UPVC French doors to rear Garden.**
- **White Bathroom suite. Gas heating system.**
- **2 allocated parking spaces. Enclosed rear Garden.**
- **Convenient local shops, Hayling Park and Sea Front.**
- **Popular West town location with Bus routes to Havant nearby.**
- **Ideal FTB's, investment or weekend home.**

**Freehold | | Council Tax Band: C**

The accommodation comprises:

**Covered entrance with recently fitted double glazed composite front door. Bin store recess.**

**Hallway area –**

Cupboard housing gas and electric meters and consumer unit. Telephone point. Double radiator. Open tread staircase rising to first floor landing. Wide arch to Kitchen. Open access to

**Lounge/Diner – 13' 0" x 11' 9" (3.96m x 3.58m)**

Double radiator. TV aerial point. Double glazed French doors opening onto rear garden.

**Kitchen – 11' 6" x 8' 0" (3.50m x 2.44m)**

Modern white gloss fronted wall and base cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit set in wood block effect work top, space and plumbing for automatic washing machine. Plumbed in slimline dish washer. Inset stainless steel 'Cata' 4-ring gas hob, canopied extractor over and built in oven below. Space for fridge and freezer. Tiled splash backs. Double glazed window to front aspect with venetian blinds. Laminate flooring.

**First Floor Landing –**

Access to loft space. Doors to all rooms.

**Bedroom 1 – 9' 4" x 11' 9" max- narrowing to 8'5" (2.84m x 3.58m)**

Twin double glazed windows to front elevation with fitted roller blinds. Radiator. Built in bulk-head over stairs cupboard with storage space and housing 'Vaillant' Eco Tec pro 24' gas boiler. Laminate flooring.

**Bedroom 2 – 11' 9" x 8' 10" (3.58m x 2.69m)**

Double glazed window to rear elevation with fitted roller blind. Radiator. Laminate flooring.

**Family Bathroom –**

White suite comprising panelled bath with mixer tap/handheld shower, rail and curtain. 'Shell style' pedestal wash hand basin with wall mirror over and close coupled WC. Slip resistant flooring, extractor fan, 'ladder style' towel radiator and ceramic wall tiling.

**Outside –**

Open plan frontage, mainly laid to lawn. Fence enclosed rear Garden, pedestrian gate. Raised decking for patio area. Planted border.

NB. property includes 2 allocated parking spaces in parking area to right of property.



**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.

