



FOR SALE
HEARNES
01202 317311

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WHERE SERVICE COUNTS

A substantial five bedroom detached character house situated within a popular residential location in close proximity to Glenmoor School and within easy reach of the popular West Hants Tennis Club. The property has been carefully modernised whilst retaining many original features and has undergone extensive updating by the current owners featuring exposed original wood flooring with new bathrooms and kitchen.

On entering the property a welcoming hallway leads to all ground floor accommodation. To the front aspect a spacious open plan sitting and living room with feature bay window and fireplace. To the rear of the property a bespoke open plan kitchen/room with double doors leading onto the rear garden. Completing the downstairs accommodation a utility room and WC.

The first floor accommodation comprises three double bedrooms, with the master bedroom benefitting from a newly fitted en suite shower room, bathroom and separate WC. The remaining two double bedrooms are located on the second floor.

The rear garden is mainly laid to lawn marked by clearly defined boundaries with a covered patio area adjoining the rear of the property. A particular feature of the property is a high specification garden room making an ideal home office, gym or music room. The detached garage is also located in the rear garden accessed via a driveway to the side of the property. The front of the property provides ample off road parking and separated from the road by an attractive low level wall.

COUNCIL TAX BAND: E

EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.

1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.

2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 2195sq.ft. (203.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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