



A.J.EYRE
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While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, distances, and other details are approximate and not intended to be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

PRICE:£285,000

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The Smithy, Denmead, PO7 6YS

TWO BEDROOM END OF TERRACE HOUSE in Denmead. Having undergone improvements to now benefit from refitted modern kitchen and bathroom. Tucked away at the end of a cul de sac, ideal FIRST TIME PURCHASE or INVESTMENT PURCHASE. Offered with NO FORWARD CHAIN and TWO ALLOCATED PARKING SPACES AT THE REAR.

Covered Entrance
Double glazed front door leading to the entrance hall.

Entrance Hall
Laminate wood effect flooring, radiator, dado rail, smoothed ceiling, stairs to the first floor with fitted understairs storage, archway to kitchen and door to lounge.

Kitchen
W: 5' 10" x L: 11' 6" (W: 1.78m x L: 3.51m)
Refitted modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap over, stainless steel four ring gas hob with stainless steel extractor canopy over and stainless steel electric oven below, integrated washing machine and slimline dishwasher, space for freestanding fridge / freezer, wall mounted Worcester boiler for central heating, dado rail, laminate wood effect flooring, radiator, double glazed window to front aspect, smoothed ceiling.

Lounge / Dining Room
W: 11' 10" x L: 13' (W: 3.62m x L: 3.96m)
Wall mounted electric fire, radiator, laminate wood effect flooring, smoothed ceiling, double glazed window to side aspect, double glazed sliding patio doors to conservatory.

Conservatory
W: 10' 2" x L: 8' 1" (W: 3.1m x L: 2.46m)
Glass roof with electric remote controlled blinds, double glazed windows to rear aspect, double glazed sliding patio doors to side aspect /garden and double glazed sliding patio doors to lounge, two wall light points and power points.

FIRST FLOOR
Landing. Textured ceiling with loft access, double glazed window to side aspect, dado rail.

Bedroom One
W: 11' 10" x L: 9' (W: 3.61m x L: 2.74m)
(Maximum measurements including depth of fitted bedroom furniture). Double glazed window to rear aspect, range of fitted bedroom furniture, radiator, textured ceiling.

Bedroom Two
W: 11' 10" x L: 9' 1" (W: 3.61m x L: 2.77m)
(Maximum measurements). Two double glazed windows to front aspect, two fitted storage cupboards one with hanging rail, radiator, coved and textured ceiling.

Bathroom
W: 5' 7" x L: 6' 2" (W: 1.7m x L: 1.88m)
Modern refitted suite boasting walk in shower cubicle with wall mounted and over head shower, close coupled low level wc, wash hand basin set in vanity unit, laminate tiled effect flooring, tiled to principle areas, textured ceiling with extractor fan, radiator.

OUTSIDE
The frontage is shingled with lavender planting and personal path leading to the front door. The rear garden boasts patio / seating area with the remainder mainly shingled for easy manageable maintenance, panelled fencing complement the side and rear boundaries, timber garden shed with power and lighting (to remain), gated rear access leads out to the allocated parking spaces, outside tap and external power points.

Additional Information
Please note the property benefits from two allocated parking spaces which can be found to the side of the property if you pass through the covered archway. The parking spaces are numbered and located directly outside the gated rear access for No 10. One of the parking spaces is covered.

