



Myrtle Villa, Manor Road, Hayling Island, Hampshire

Viewing highly recommended | Maintained and finished to a high standard | 3 Bedrooms | 2 Bath/shower rooms

Asking Price: £450,000



Myrtle Villa, Manor Road, Hayling Island, Hampshire

DESCRIPTION

The property is in excellent condition and has fitted kitchen with integrated washing machine and dishwasher.

Ground floor bedroom and family bathroom, Lounge/dining room with feature fireplace and patio doors to rear patio and enclosed garden.

To the first floor are two double bedrooms and shower room.

Outside there is driveway parking and side pedestrian access to enclosed rear garden with patio area, large garden chalet with light, power and water.

Viewing is highly recommended.



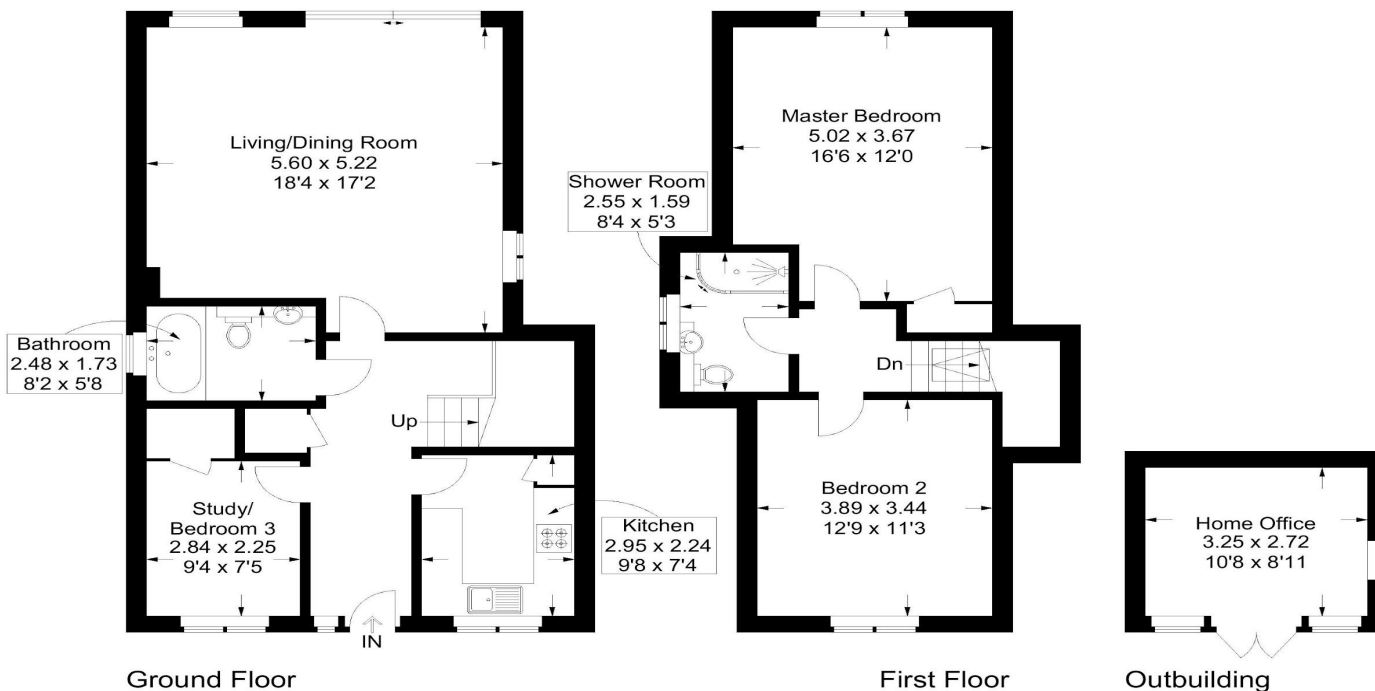


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Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft

Outbuilding = 9.1 sq m / 98 sq ft

Total = 111.8 sq m / 1203 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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OPENING HOURS

Monday to Friday 9am - 5pm Saturday
9am - 12 noon 24 Hour emergency service



VAT Reg. No None | Registered No: 4435900 | Registered Office: 16 Mengham Road, Hayling Island, Hampshire, PO11 9BL
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