

FOR SALE



Binsted Avenue, Felpham
Asking Price Of £350,000


MARTIN&CO



Binsted Avenue, Felpham

4 Bedrooms, 1 Bathroom

Asking Price Of £350,000

- Deceptive Four Bedroom House
- Newly Fitted Kitchen
- West Facing Garden
- Spacious Living Room/Dining Room
- Sun Room
- Family Bathroom / Downstairs WC
- Garage

HALLWAY 8' 2" x 3' 5" (2.49m x 1.04m) Double glazed UPVC door opening to inner hallway. Wall mounted radiator. Built in cupboard housing fuse box and electrics. Cloak rail.

KITCHEN 9' 9" x 8' 1" (2.97m x 2.46m) Double glazed window to front aspect. Fitted wood effect work top surfaces with one and a half bowl sink unit and drainer mixer taps over. Low level cupboards and drawers under further eye level cupboard units over. Inset electric hob with overhead extractor fan. Built in eye level electric oven and grill under. Built in dishwasher. Built in washing machine. Space for stand-up fridge freezer. Part tiled walls. Tiled flooring. Wall mounted boiler.

DOWNSTAIRS CLOAKROOM 5' x 3' 1" (1.52m x 0.94m) Obscure double-glazed window to front aspect. Low level WC. Wall mounted sink unit. Partly tiled Walls.

LIVING ROOM & DINING AREA 15' 0" x 14' 7" (4.57m x 4.44m) Built in under stairs storage cupboard. Double glazed bay window to rear aspect. Two wall mounted radiators. Double glazed sliding patio doors opening to rear sun room.



SUN ROOM 7' 7" x 7' 5" (2.31m x 2.26m) Triple aspect. Tiled flooring. Space for tumble dryer. Space for fridge freezer. Double glazed door opening to rear garden.

FIRST FLOOR LANDING 9' 9" x 3' 8" (2.97m x 1.12m) Built in airing cupboard housing water tank and slatted shelving with immersion switch. Doors to all principal rooms.

BEDROOM ONE 11' 4" x 11' 2" (3.45m x 3.4m) Double window to rear aspect. Wall mounted radiator. Built in cupboard housing hanging rail and overhead shelving.

BEDROOM TWO 11' 1" x 9' 5" (3.38m x 2.87m) Double glazed window to front aspect. Wall mounted radiator. Built in cupboard housing hanging rail and shelving.

BEDROOM THREE 7' 3" x 6' 6" (2.21m x 1.98m) Double glazed window to rear aspect. Wall mounted radiator.

FAMILY BATHROOM 6' 5" x 5' 8" (1.96m x 1.73m) Obscure double-glazed window to front aspect. Inset sink unit with vanity cupboards under. Low level WC. Enclosed kidney shaped panel bath with glass shower screen divider and wall mounted shower attachment. Wall mounted heated towel rail. Tiled flooring.

SECOND FLOOR LANDING 9' 6" x 5' 6" (2.9m x 1.68m) Two overhead skylights. Built in eaves storage cupboard housing hanging rail.

BEDROOM FOUR 11' 8" x 11' 4" (3.56m x 3.45m) Two double glazed skylights. Two further eaves storage cupboards.

REAR GARDEN Westerly facing rear garden with paved patio area. Further lawn area with rear gated access and enclosed panel fencing.

GARAGE in nearby compound.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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