



PETTENGELLS
ESTATE AGENTS

88 Wainsford Road, Everton, Hampshire, SO41 0UD
Asking Price £725,000

88 Wainsford Road, Everton, Hampshire, SO41 0UD

- Quiet village location
- Spacious chalet style residence
- Five bedrooms
- Four receptions rooms
- Kitchen & utility/cloak room
- Bathroom & ensuite
- Lovely south facing garden
- Large workshop 26' x 18'- Great potential
- Lots of off road parking
- Gas central heating, double glazing





SPACIOUS FIVE BEDROOM CHALET STYLE HOME IN LOVELY VILLAGE LOCATION. 2200 SQ FT OF ACCOMMODATION.

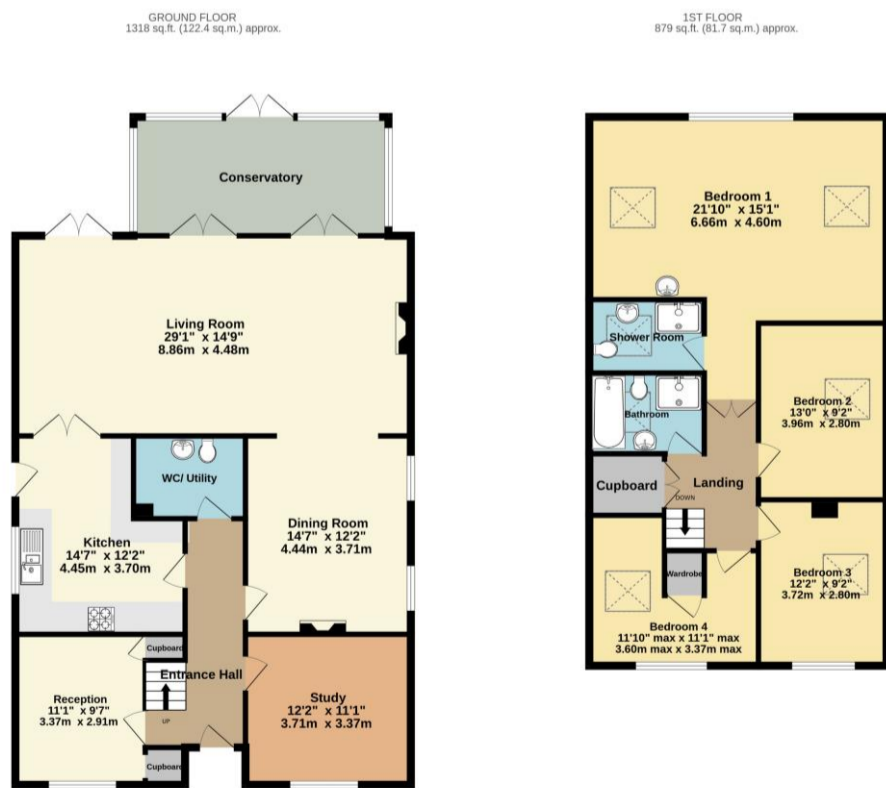
Accommodation: The front door opens to an entrance hall, there is a dining/family room which then leads into the superb large living room which is the full width of the property i.e 29', there is then a conservatory overlooking the rear garden. There is a kitchen and two further flexible ground floor rooms which could be bedrooms or reception rooms and there is a utility/cloakroom. Upstairs the landing leads into the splendid large main bedroom which overlooks the rear garden, has a feature vaulted ceiling, fitted wardrobe and has its own ensuite shower room. There are three further first floor bedrooms and a bathroom.

Outside: To the front the house is set well back from the road with an extensive driveway giving lots of off road parking and space to turn as well as an area of garden. The rear garden enjoys a lovely southerly aspect and is a great feature of the property with paved and lawned areas as well attractive shrub borders and a small pond. There is also an area of vegetable garden and a large work shop with measurements of 26' x 18', this building has great potential with varied potential future uses.

EPC: C, Council tax band: E, Tenure: Freehold

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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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