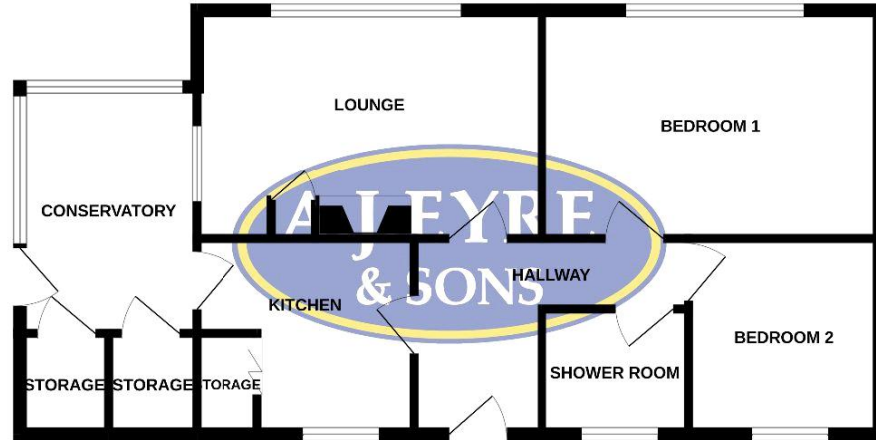


GROUND FLOOR



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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**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:£295,000



## Merchistoun Road, Horndean, PO8 9NA

NO FORWARD CHAIN and HUGE POTENTIAL is offered with this TWO BEDROOM SEMI DETACHED BUNGALOW in Horndean IN NEED OF MODERNISATION. Accommodation boasting large frontage including driveway providing off road parking, good sized rear garden with an east / south aspect and modern shower room.

#### Covered Entrance

Wood front door leading into the entrance hall.

#### Entrance Hall

Radiator, textured ceiling, fitted corner cabinet housing consumer unit and meters.

#### Kitchen

W: 9' 9" x L: 8' 7" (W: 2.98m x L: 2.63m)  
(Maximum measurements). Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, eye level electric oven, four ring gas hob, larder cupboard, tiled flooring and to principle areas, double glazed window to front aspect, door to entrance hall and door to garden / utility room.



#### Garden / Utility Room

W: 8' 1" x L: 14' 4" (W: 2.46m x L: 4.37m)  
Feature brick base with double glazed windows to side and rear aspects, wood door to side aspect / garden, lighting, access to two brick storage sheds one of which houses the floor based Potterton boiler for central heating and domestic hot water.



#### Lounge

W: 14' 11" x L: 9' 11" (W: 4.54m x L: 3.03m)  
Feature fireplace with tiled surround and hearth with gas fire, airing cupboard with shelving, double glazed window to rear aspect, glazed window to side aspect, textured ceiling, radiator.

#### Bedroom One

W: 14' 2" x L: 9' 11" (W: 4.32m x L: 3.03m)  
Double glazed window to rear aspect, radiator, textured ceiling.

#### Bedroom Two

W: 8' 3" x L: 8' 8" (W: 2.51m x L: 2.64m)  
Double glazed window to front aspect, radiator, textured ceiling.

#### Refitted Shower Room

W: 6' 4" x L: 5' 3" (W: 1.93m x L: 1.6m)  
Modern suite comprising multi jet shower cubicle, pedestal wash hand basin, close coupled low level wc, double glazed obscured window to front aspect, wall mounted extractor fan, ladder style radiator, wall mounted mirror fronted bathroom cabinet, tiled flooring and to principle areas.



#### OUTSIDE

The frontage boasts driveway providing off road parking with the remainder laid with lawn. Gated access leads to the side and rear of the property which is predominantly lawn with mature hedgerow and panelled fencing complementing the majority of the boundaries, timber garden shed to remain. The rear garden boasts an east / south aspect.

