



## KEYHAVEN ROAD, OIRO £998,000 FREEHOLD

A charming, four bedrooms, three reception rooms, two bathrooms, detached family home. Originally built in the 1920's and retaining plenty of character, the property has been extended and modernised with offers a commensurable plot, with a south facing rear garden. There is a large open area space in the loft with windows giving views of the Solent. Plenty of parking, along with a single garage. Walking distance to the village and all its amenities and the seafront.

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#### Approach:

Character wooden door that leads to: t  
Entrance Hallway:

Double glazed double opening windows into the hall, single radiator, ceiling light points, under stairs cupboard.

#### Kitchen:

Wood tiled flooring, white fitted cupboard, picture triple glazed window on the breakfast area, five ring gas hob, one double glazed window to the side of the cooker and another double glazed window to the sink, larder style cupboard, fried freezer, Bosch oven and Bosch microwave, three sets of drawers, a single dishwasher and a washing machine, ceiling spotlights and power points.

#### Downstairs Cloakroom:

Window to the side, low level WC with pedestal wash hand basin. cloakroom downstairs.

#### Snug:

Full size double glazed sliding windows with a single double glazed window to the side Double radiator, open fire which is in use with a concrete plain style fireplace surround, light points and power points.

#### Study Room:

Quadruple fitted cupboards, radiator, light points and power points. Georgian

wooden dual aspect opening doors that lead into the:

#### Sitting

#### Room:

Double French opening doors out onto the southerly rear garden, four double glazed windows, laminate tiled flooring, ceiling light points and power points. A further door, which is an integral door that goes into the single storey garage.

#### First Floor Landing:

Dog leg stairs leading up to all first floor accommodation, fitted wardrobe, fitted linen cupboard, which has a hanging rail, carpet flooring and single radiator. Doors off to all first floor accommodation including door to:

#### Principal Bedroom:

Triple aspect room with double glazed windows overlooking the southerly rear garden, fitted wardrobes, single radiator, pedestal wash hand basin, ceiling light point and power points.

#### Bedroom Two:

Dual aspect room with double glazed windows, fitted wardrobes, pedestal wash hand basin, light points and power points.

#### Bedroom Three:

Double glazed window to the side, fitted wardrobes, ceiling light point and power points.

#### Bedroom Four:

Double glazed Georgian style windows, fitted wardrobe, wall light points, blue laminate flooring, power points.

#### Family Bathroom:

Corner bath with low level WC, pedestal wash hand basin and a full size wooden cupboard below, overhead lights and an electric radiator.

#### Upstairs Cloakroom:

Low level WC, single glazed window and pedestal wash hand basin.

#### Shower Cubicle:

Tiling to all visible wall space, walk in electric shower cubicle with fan and light.

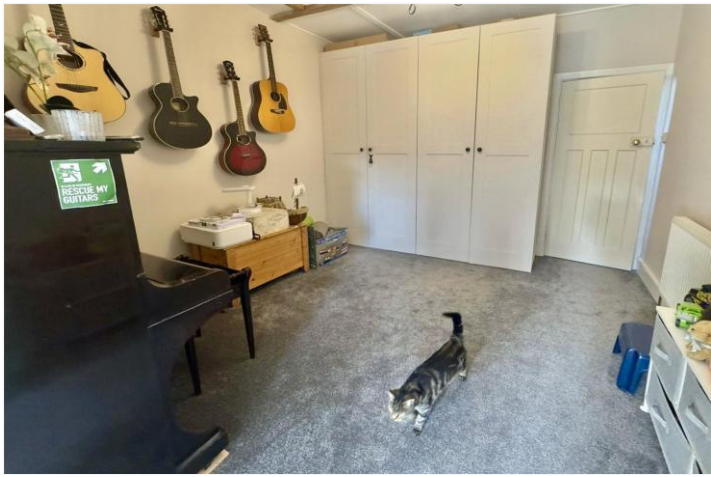
#### Rear Garden:

South facing rear garden, broken down into two sections, laid mainly to lawn and then a hedge with an arch into a bay area and a shed and an area to store garden rubbish. There is a patio with a small Wendy house and table and chairs for alfresco dining.

#### Outside:

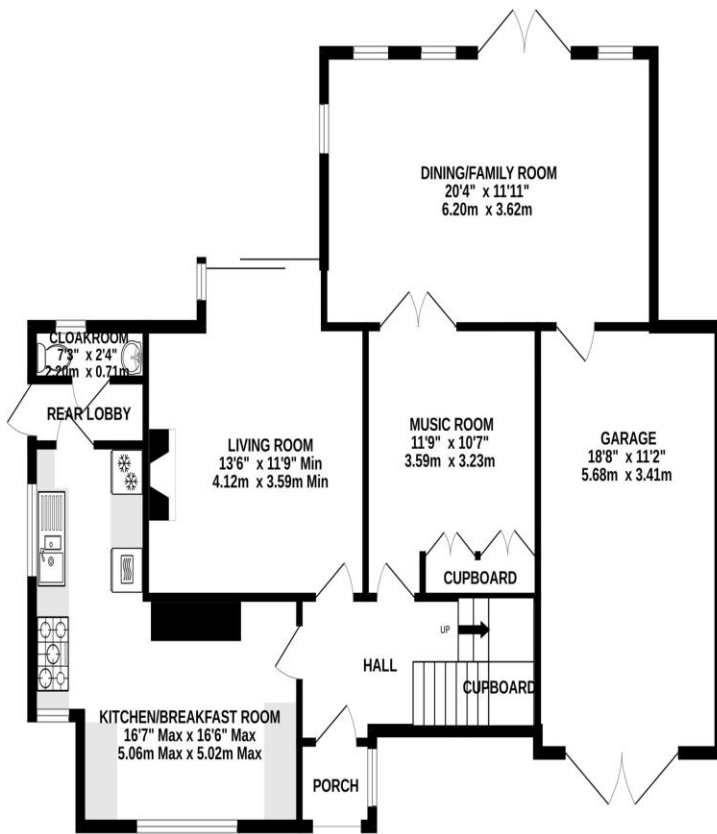
Tarmac drive with a garden and leading access down the side of the house for the bins, wooden door front garage.



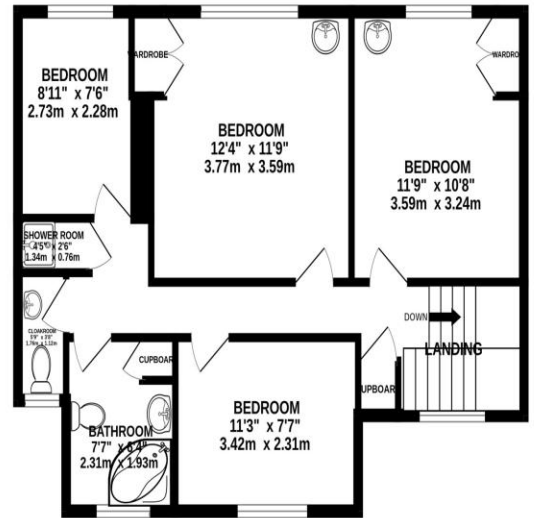




GROUND FLOOR  
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

Property Ref: MOS250062

Tenure: Freehold

Council Tax Band: F

Electricity Supplier: TBC

Water Supplier: TBC

Heating: TBC

Broadband: For supplier/speed we refer to Offcom.

All figures that are shown were correct at the time of printing.

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