



GUIDE PRICE  
**£285,000 - £295,000**  
**Dandelion Close**  
Carisbrooke Green, Gosport, Hampshire, PO13 0PN

## PROPERTY SUMMARY

We are pleased to present this beautifully presented three bedroom semi-detached house situated on a pleasant cul-de-sac within Carisbrooke Green. The property benefits from a new energy efficient heat pump & central heating system, modern kitchen, separate dining room, cloakroom, driveway and garage. Please contact the Gosport team to arrange your internal viewing to avoid missing out.





**ENTRANCE HALL:** UPVC double glazed door to front, door to:

**CLOAKROOM:** UPVC window to front aspect, low level WC, wash hand basin.

**LOUNGE:** 13' 11" x 15' 11" (4.26m x 4.86m) UPVC double glazed window to front aspect, carpeted, radiator, stairs to first floor, double doors to:

**DINING ROOM:** 9' 8" x 7' 8" (2.95m x 2.36m) UPVC double glazed French doors into the garden, radiator, space for table and chairs, door way into:

**KITCHEN:** 7' 11" x 9' 7" (2.42m x 2.93m) UPVC double glazed window to rear aspect, range of wall and base units with work surface over, sink drainer, built in electric cooker and induction hob with extractor. Space for fridge/freezer, washing machine and dishwasher. Tiled walls and floor.

**FIRST FLOOR LANING:** UPVC double glazed window to side aspect, loft access, cupboards housing the boiler and storage.

**MASTER BEDROOM:** 8' 5" x 12' 8" (2.57m x 3.87m) UPVC double glazed window to front aspect, radiator, built in wardrobes.

**BEDROOM TWO:** 11' 3" x 8' 2" (3.43m x 2.50m) UPVC double glazed window to rear aspect, radiator.

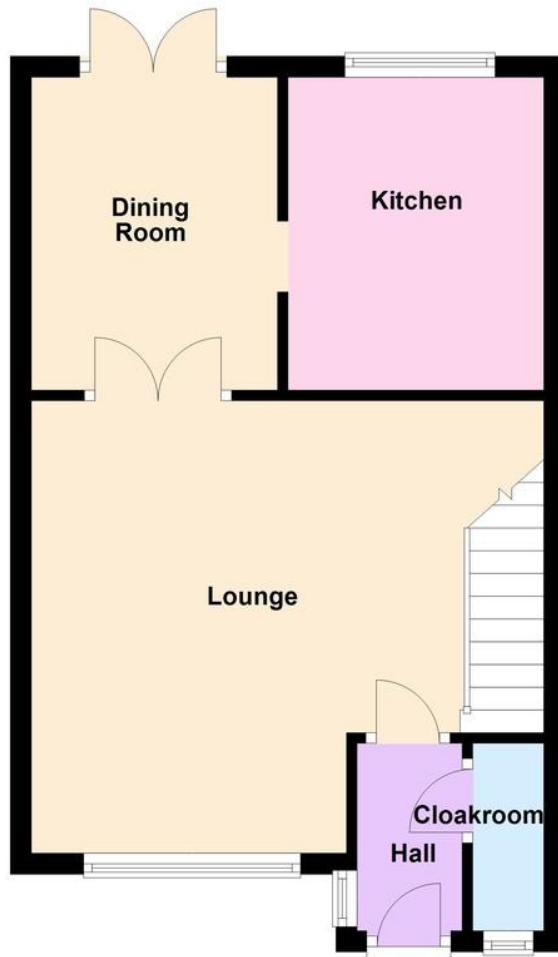
**BEDROOM THREE:** 7' 9" x 7' 2" (2.38m x 2.19m) UPVC double glazed window to front aspect, radiator.

**BATHROOM:** Recently fitted, panel enclosed bath with shower over, vanity wash hand basin, low level WC, UPVC double glazed window to rear.

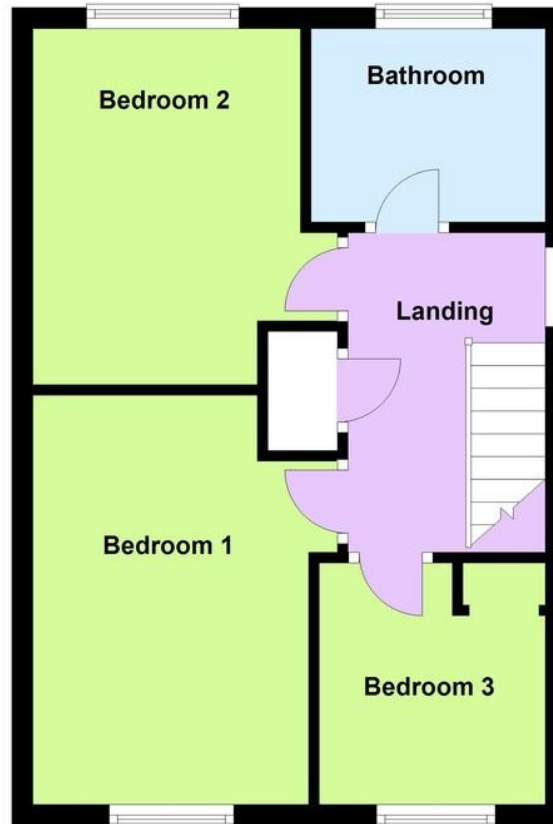
**GARDEN:** Fence enclosed, mostly laid lawn with a patio section. Access to the garage

**GARAGE:** Up and over door, power and light.

### Ground Floor



### First Floor



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92+)  | A       |                         |
| (81-91)  | B       | 88                      |
| (69-80)  | C       | 72                      |
| (55-68)  | D       |                         |
| (39-54)  | E       |                         |
| (21-38)  | F       |                         |
| (1-20)   | G       |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC |
| <small>WWW.EPC4U.COM</small>                       |         |                         |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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