



GUIDE PRICE
£380,000 - £400,000
10 Mallard Gardens
Peel Common, Gosport, PO13 0RD



PROPERTY SUMMARY

***Guide Price £380,000 - £400,000 ***Nestled away in a popular pocket in the Peel Common Estate is this well presented extended detached family home. The property boasts a spacious wrap around lounge/kitchen/diner with patio doors leading out onto the fantastic well maintained garden, cloakroom, three bedrooms, modern family shower room. There are many other wonderful features and benefits to this property and we believe it really does need to be viewed internally to truly appreciate all that is on offer, please call Jeffries & Dibbens Gosport without delay to arrange your viewing.





ENTRANCE HALL

WC

LOUNGE 17' 4" x 12' 0" (5.30m x 3.68m)

KITCHEN 10' 7" x 9' 3" (3.24m x 2.82m)

DINING ROOM 10' 5" x 7' 9" (3.19m x 2.37m)

FAMILY ROOM/STUDY 8' 7" x 7' 11" (2.64m x 2.42m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 11' 6" x 11' 4" (3.52m x 3.47m)

BEDROOM TWO 10' 11" x 8' 9" (3.35m x 2.68m)

BEDROOM THREE 13' 6" x 8' 2" (4.14m x 2.49m)

BATHROOM 8' 5" x 8' 0" (2.57m x 2.44m)

GARDEN

GARAGE

AGENTS NOTE

Freehold

Estate Charge £610.00 pa

Council Tax Band D





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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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