



**Magennis Close, Gosport, PO13 9PP**

**welcome to**

## **Magennis Close, Gosport**

\*\* Eco-Friendly Home \*\* Three Bedrooms \*\* Fitted Kitchen \*\* Air-Source Heat Pump \*\* Solar Panels \*\*

### **Entrance Hall**

Double glazed door to the front, radiator, stairs to first floor, understairs storage.

### **Lounge/Diner**

24' x 11' 7" ( 7.32m x 3.53m )

Double glazed window to the rear, double glazed window and door to rear aspect, two radiators, TV point, cupboard housing inverter, solar controller, and lithium battery.

### **Kitchen**

17' 8" x 8' 4" ( 5.38m x 2.54m )

Double glazed window and door to rear garden, wall and base level units, space for washing machine and tumble dryer, space for dishwasher, single drainer sink and drainer, space for cooker and fridge/freezer, tiled surrounds.





### **On First Floor**

Double glazed window to front aspect, radiator.

### **Bedroom One**

12' 1" x 11' 5" ( 3.68m x 3.48m )

Double glazed window to front aspect, radiator.

### **Bedroom Two**

11' 8" x 11' 5" ( 3.56m x 3.48m )

Double glazed window to rear aspect, radiator.

### **Bedroom Three**

8' 7" x 8' 4" ( 2.62m x 2.54m )

Double glazed window to rear aspect, cupboard housing air-source heat pump feed, radiator.

### **Bathroom**

Cupboard housing hot water heater, low level WC, wash hand basin with vanity unit, panelled bath with wall mounted shower over, tiled walls.

### **Rear Garden**

Laid to lawn and patio area, enclosed by panel fencing, rear pedestrian access, outside tap, air source heat pump.



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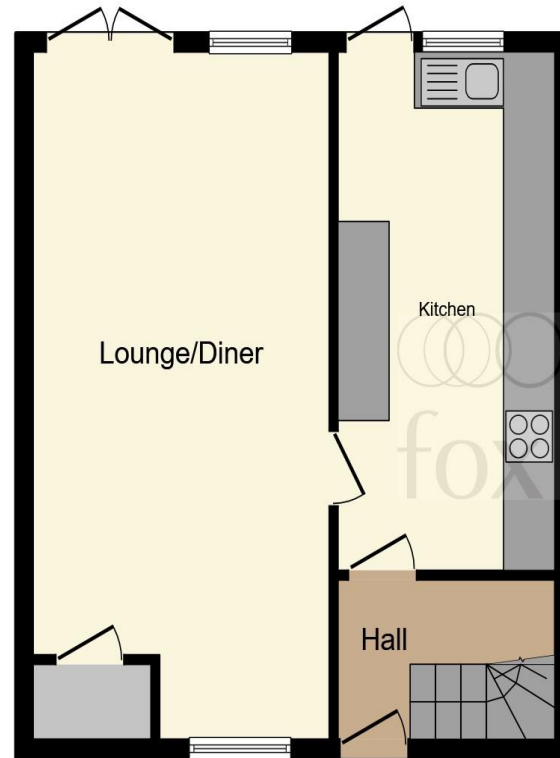
## Magennis Close, Gosport

- Air Source Heat Pump
- Solar Panels
- Lithium Battery Storage
- Three Bedrooms
- Fitted Kitchen

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£180,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
GOS111954 - 0002

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