



Magennis Close, Gosport, PO13 9XL

welcome to

Magennis Close, Gosport

**** Great for Schools and Shops ** Ideal For Bus and Road Links ** Extended and Much Improved ** Generous Kitchen/Diner ** Must be Viewed!! ****

Entrance Hall

UPVC door to front access, stairs to first floor landing, underfloor heating.

Cloakroom

UPVC double glazed window to front elevation, underfloor heating, wash hand basin, wc, tiled walls and flooring.

Lounge

14' 2" max x 11' 8" max (4.32m max x 3.56m max)
UPVC double glazed window to front elevation, part glazed door to hallway, underfloor heating, glazed bi-fold doors to:

Kitchen/Diner

25' 1" max x 14' 7" max (7.65m max x 4.45m max)
UPVC double glazed picture windows to rear and side elevation, UPVC double glazed window to rear elevation, UPVC French style patio doors to rear garden, understairs storage, matching wall and base units, sink and drainer unit with mixer tap, integrated oven and dishwasher, hob, cooker-hood, integrated fridge/freezer, underfloor heating, double doors to:

Utility Room

9' 3" x 4' 3" (2.82m x 1.30m)
UPVC double glazed window to front elevation, space for washing machine, space for additional appliances, wall mounted gas boiler, access to loft space.

First Floor Landing

Access to loft space, storage cupboard, oak doors to all rooms.

Bedroom 1

12' 6" max x 8' 6" max (3.81m max x 2.59m max)
UPVC double glazed window to front elevation, fitted window shutters, storage cupboard, radiator, tv point, folding oak doors to:

En-Suite

UPVC double glazed window to front elevation, shower cubicle, wc, wash hand basin in-set into vanity unit, tiled walls and flooring, heated towel rail.

Bedroom 2

9' 3" x 9' 1" (2.82m x 2.77m)
UPVC double glazed window to rear elevation, fitted window shutters, tv point, radiator.

Bedroom 3

9' x 6' (2.74m x 1.83m)
UPVC double glazed window to rear elevation, fitted window shutters, radiator.

Bathroom

UPVC double glazed window to side elevation, path with mixer tap and shower over, glass shower screen, wash hand basin in-set into vanity unit, wc, heated towel rail, part tiled walls, tiled flooring, shaver socket.

Outside

To the front there is a driveway for multiple cars and an artificial grass section. To the rear the garden is laid to decking with an artificial grass area, raised borders and enclosed by walls and fencing.





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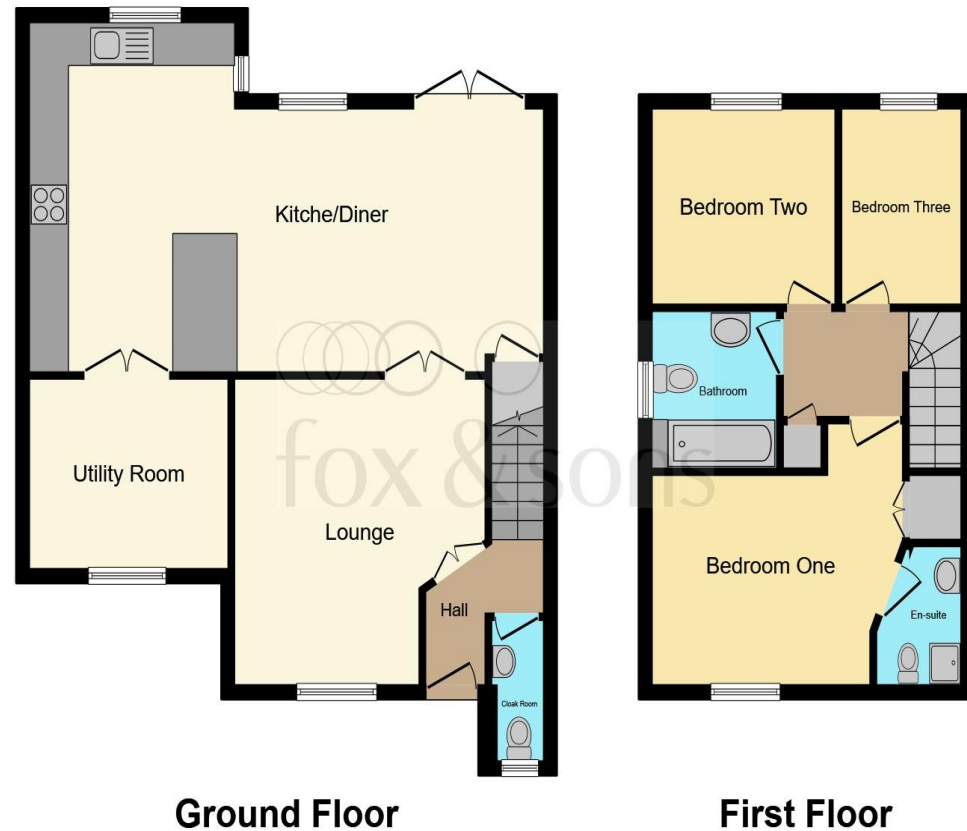
welcome to

Magennis Close, Gosport

- Three Bedrooms
- Large Kitchen/Diner
- Extended
- Enclosed Rear Garden
- Ensuite to Bedroom One

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£290,000



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

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