

Langstone Walk, Peel Common,  
Gosport, Hampshire, PO13 0QN

£310,000



Detached Bungalow  
Twin Aspect Lounge  
Modern Shower Room  
Gas Central Heating

Freehold

Two Bedrooms  
Double Glazed Conservatory  
Double Glazing  
Garage Located To Rear Of The Property  
With Parking In Front

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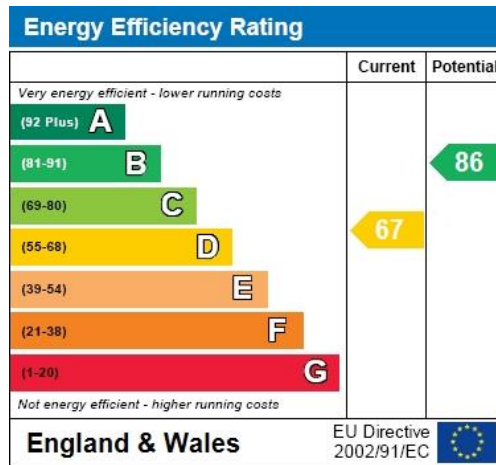
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## Ground Floor



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Entrance Hall	Hardwood front door, meter cupboard, wall mounted Vaillant gas central heating boiler, access to loft space, timber flooring, radiator.
Lounge / Dining Room	20'11" (6.38m) x 12'1" (3.68m) narrowing to 9'3" (2.82m), Double glazed window, 2 double radiators, timber flooring, brick fireplace and tiled hearth, double glazed patio door to:
Conservatory	11'0" (3.35m) x 11'1" (3.38m) PVCu double glazed windows and French doors to garden, polycarbonate roof, tall standing radiator, timber flooring.
Kitchen	9'4" (2.84m) x 8'3" (2.51m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, electric cooker point, plumbing for washing machine and dishwasher, tiled splashbacks, space for fridge.
Bedroom 1	10'11" (3.33m) x 9'8" (2.95m) To Wardrobe PVCu double glazed windows, wall to wall wardrobes with mirror fronted sliding doors, radiator, timber flooring.
Bedroom 2	8'11" (2.72m) x 8'4" (2.54m) Double glazed window, double cupboard, laminate flooring, radiator.
Shower Room	Shower cubicle, vanity hand basin, low level W.C., 2 PVCu double glazed windows, chrome heated towel rail, ½ tiled walls, fully tiled to shower area.
OUTSIDE	
Rear Garden	With lawn, artificial grass, flower and shrub borders, timber summer house.
Garage	Located to the rear of the property with cantilever door and personal door to garden, parking space in front of garage.
Tenure	Freehold There is a charge for the upkeep of the communal landscaped area of £542.02 per annum.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Council Tax	Band C.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.