

Privett Place, Gosport,  
Hampshire, PO12 3SG

£395,000



Semi Detached House

Three Bedrooms

Family Room To Rear Of The Property

Spacious First Floor Bathroom

Gas Central Heating

Extended Accommodation

Open Plan Ground Floor Living Area

Ground Floor Cloakroom

Good Size Garden

PVCu Double Glazing

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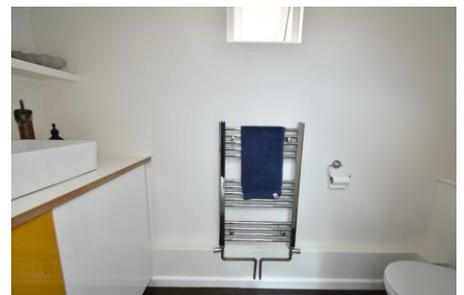
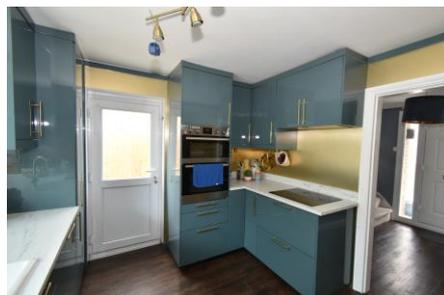
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**Ground Floor**



**First Floor**



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Composite front door with windows adjacent, PVCu double glazed side window, radiator, understairs cupboard, coved ceiling.
Lounge	20'4" (6.2m) Into Bay x 13'2" (4.01m) Max narrowing to 9'10" (3.01m) L shaped, Stone fireplace and hearth with electric fire, PVCu double glazed window, coved ceiling, 3 wall lights.
Family Room	17'11" (5.46m) x 12'9" (3.89m) PVCu double glazed french doors and windows, glass canopy roof, radiator.
Ground Floor W.C	White suite of low level W.C., vanity hand basin with cupboard under, PVCu double glazed window, coved ceiling, shelving, chrome heated towel rail.
Kitchen	12'0" (3.66m) x 9'9" (2.97m) Enamel sink, wall and base units with worksurface over, built in oven and 4 ring induction hob with extractor canopy over, integrated fridge and freezer, integrated dishwasher, integrated washing machine, cupboard with wall mounted gas central heating boiler, PVCu double glazed door to sideways.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window, access to loft space, coved ceiling.
Bedroom 1	12'5" (3.78m) x 11'3" (3.43m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	12'4" (3.76m) x 8'1" (2.46m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	9'5" (2.87m) x 6'7" (2.01m) PVCu double glazed window, radiator, coved ceiling, overstairs cupboard.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, vanity hand basin with cupboard under, low level W.C., radiator with towel rail, 2 PVCu double glazed windows on twin aspect, ceramic tiled floor, tiled walls and coved ceiling.
<b>OUTSIDE</b>	
Front Garden	With dwarf brick wall, flower borders with slate chippings, resin driveway leading to:
Detached Garage	Cantilever door, PVCu double glazed windows, PVCu double glazed door.
Rear Garden	Large paved patio with stone built BBQ, good size lawn, paved path, flower and shrub borders, timber shed, hot tub to remain.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

Council Tax

Property Information

Freehold.

Band C.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	82
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Full Energy Performance Certificate available upon request

## Appointment

Date:

Time:

Person Meeting:

[Viewing Notes](#)

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.