

Roebuck Drive, Priddy's Hard,
Gosport, Hampshire, PO12 4GX

£355,000



Semi Detached House

Three Bedrooms

Lounge & Dining Room

Ground Floor Cloakroom & First Floor
Family Bathroom

Gas Central Heating

Ideal Family Home

Main Bedroom With En-Suite

Good Size Double Glazed Conservatory

Driveway & Garage

18'4 x 6'11 Feature Log Cabin

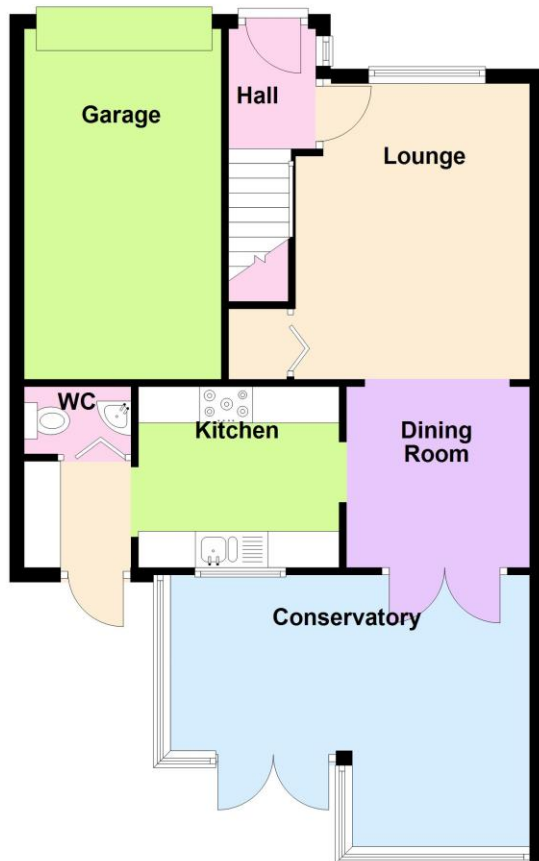
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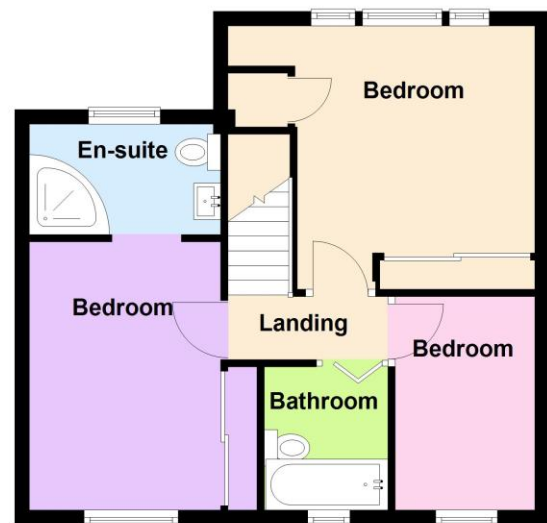
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Ground Floor



First Floor



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Entrance Hall	PVCu double glazed window and front door with stained glass panel, radiator, stairs to first floor, laminate flooring.
Lounge	13'4" (4.06m) x 10'8" (3.25m) Understairs cupboard, PVCu double glazed window, radiator, laminate flooring, feature electric fire, archway to:
Dining Room	8'3" (2.51m) x 8'1" (2.46m) PVCu double glazed French doors to conservatory, laminate flooring, archway to:
Kitchen	14'2 (4.32m) narrowing to 9'0 (2.74m) x 8'0 (2.44m) narrowing to 5'6 (1.68m), 1 ½ bowl composite sink unit, grey fronted wall and base units with worksurface over, 5 ring gas hob with cooker extractor canopy over, plumbing for washing machine, space for dryer, integrated dishwasher, laminate flooring, PVCu double glazed window, double oven, integrated fridge/freezer, PVCu double glazed back door.
Cloakroom	Low level W.C., hand basin with cupboard under, tiled walls, chrome heated towel rail, ceramic tiled floor, extractor fan.
Conservatory	16'2" (4.93m) x 12'3" (3.73m) narrowing to 7'10 (2.39m), L Shaped, PVCu double glazed windows and French doors, insulated roof, ceramic tiled floor with under floor heating.
ON THE 1ST FLOOR	
Landing	Access to loft with pull down loft ladder.
Bedroom 1	12'2" (3.71m) x 8'7" (2.62m) PVCu double glazed window, radiator, built in wardrobes with sliding doors, laminate flooring, archway to:
En-Suite Shower Room	8'7" (2.62m) x 5'0" (1.52m) PVCu double glazed window, chrome heated towel rail, shower cubicle, vanity hand basin, low level W.C. with concealed cistern, chrome heated towel rail, laminate flooring, extractor fan, shaver point.
Bedroom 2	11'11" (3.63m) x 10'8" (3.25m) widening to 13'9 (4.19m) into recess,3 PVCu double glazed windows, build in cupboard with gas central heating boiler, wardrobes with sliding doors, radiator, ceiling light fan, laminate flooring.
Bedroom 3	9'9" (2.97m) x 6'3" (1.91m) PVCu double glazed window, radiator, laminate flooring.
Bathroom	White suite of panelled bath, low level W.C., vanity hand basin, tiled splashbacks, laminate flooring, PVCu double glazed window, extractor fan.
OUTSIDE	
Front Garden	With blocked paved and tarmac hardstanding with space for 2 cars.

Garage

17'3" (5.26m) x 8'2" (2.49m) Cantilever door, power and lights.

Rear Garden

With paving, outside water tap.

Log Cabin

18'4" (5.59m) x 6'11" (2.11m) Double glazed windows, French doors, light and power.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

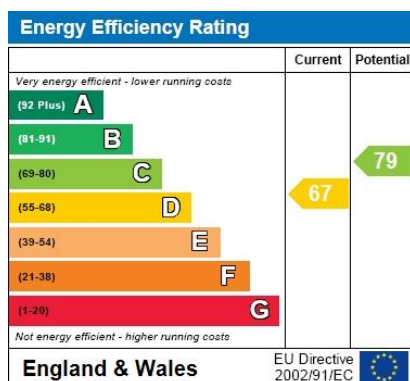
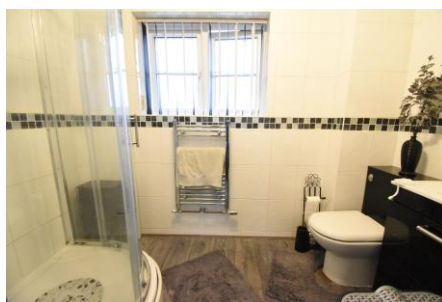
Freehold.

Council Tax

Band D.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.