

Meon Close, Peel Common,  
Gosport, Hampshire, PO13 0QL

£365,000



Detached House

Lounge

Spacious Conservatory

Ground Floor Cloakroom

Traffic Free Frontage

Three Bedrooms

Kitchen / Dining Room

First Floor Bathroom

Garage With Parking Space In Front

In Our Opinion, An Ideal Family Home

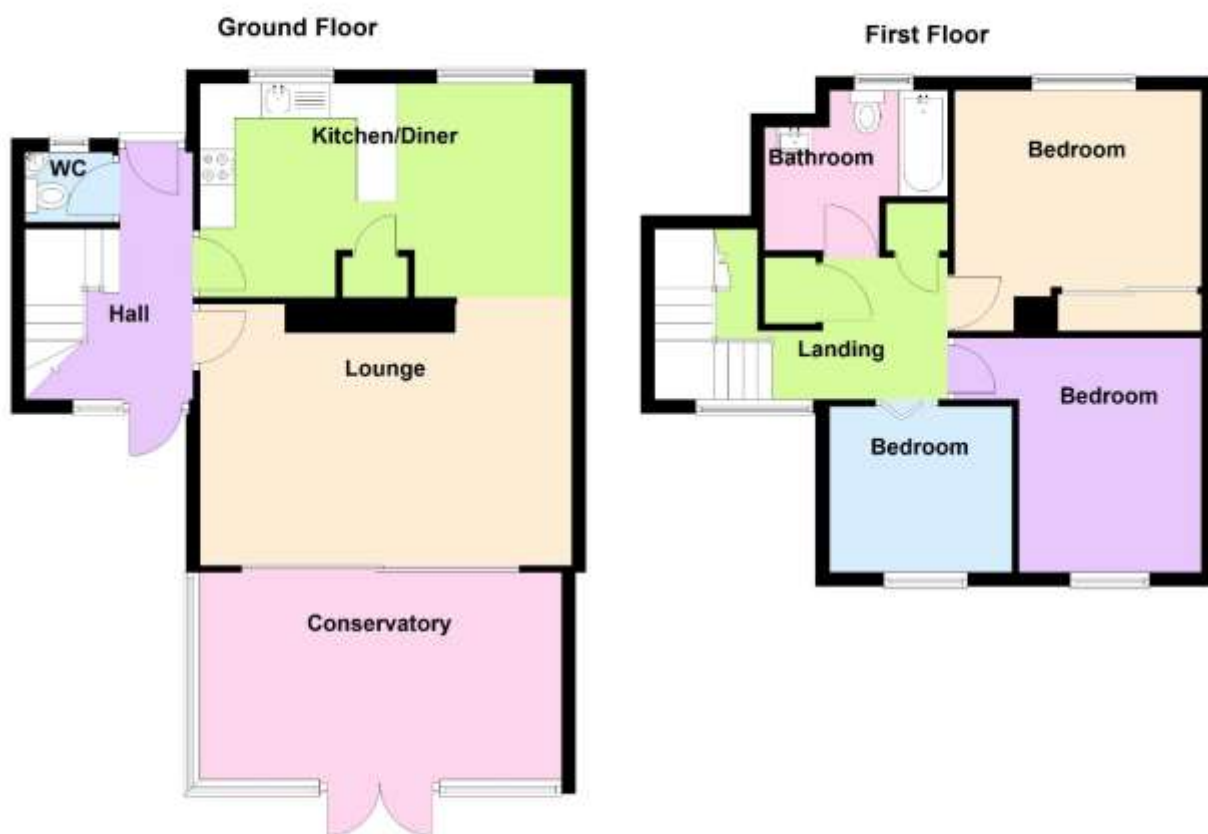
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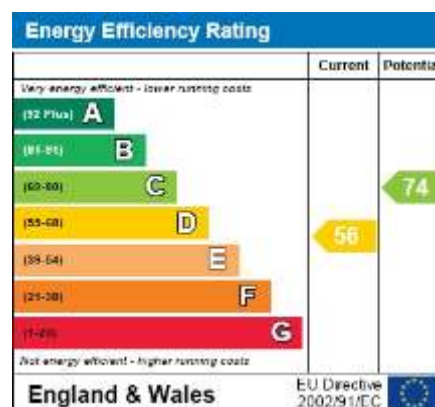


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 AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

|                       |                                                                                                                                                                                                                                                         |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall         | Ceramic tiled floor, PVCu double glazed front door and door to rear, stairs to first floor, understairs cupboard.                                                                                                                                       |
| Cloakroom             | With W.C., corner hand basin, PVCu double glazed window, ceramic tiled floor.                                                                                                                                                                           |
| Kitchen / Dining Room | 17'7" (5.36m) x 10'7" (3.23m)                                                                                                                                                                                                                           |
| Kitchen Area          | Single drainer enamel sink unit, wall and base units with worksurface over, plumbing for washing machine and dishwasher, PVCu double glazed bay window, electric cooker point, tiled splashbacks, ceramic tiled floor, warm air central heating boiler. |
| Dining Area           | PVCu double glazed bow window, timber flooring.                                                                                                                                                                                                         |
| Lounge                | 17'3" (5.26m) x 12'3" (3.73m) Stone fireplace with tiled hearth, dado rail, PVCu double glazed patio door to:                                                                                                                                           |
| Conservatory          | 17'6" (5.33m) x 11'3" (3.43m) PVCu double glazed French doors and windows.                                                                                                                                                                              |
| ON THE 1ST FLOOR      |                                                                                                                                                                                                                                                         |
| Landing               | PVCu double glazed window, airing cupboard, storage cupboard, access to loft space.                                                                                                                                                                     |
| Bedroom 1             | 11'8" (3.56m) x 11'5" (3.48m) Built in wardrobes, PVCu double glazed window.                                                                                                                                                                            |
| Bedroom 2             | 11'1" (3.38m) x 8'8" (2.64m) Plus Recess PVCu double glazed window.                                                                                                                                                                                     |
| Bedroom 3             | 8'5" (2.57m) x 7'10" (2.39m) PVCu double glazed window.                                                                                                                                                                                                 |
| Bathroom              | White suite of panelled bath with Triton shower over, low level W.C., vanity hand basin with cupboard under, PVCu double glazed window, tiled splashbacks, ceramic tiled floor.                                                                         |
| OUTSIDE               |                                                                                                                                                                                                                                                         |
| Rear Garden           | With paved patios, lawn and borders with stone chippings, timber shed, rear pedestrian gate.                                                                                                                                                            |
| Garage                | Located in block nearby with parking space in front.                                                                                                                                                                                                    |
| Agents Note           | Current maintenance charge for the upkeep of the communal landscaped area £610.00 per annum. (TBC)                                                                                                                                                      |
| 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.