

Set within a delightful cul de sac is this well presented three bedroom semi detached house. The property benefits from two separate reception rooms, enclosed garden and driveway providing off road parking.

**The Accommodation Comprises**

Front door to:

**Entrance Porch**

Windows to front elevation and door to:

**Entrance Hall**

Tiled flooring, stairs to first floor and under stairs storage.

**Lounge 12' 7" x 10' 10" (3.83m x 3.30m) Plus Bay**

Picture rail, bay window to front elevation.

**Cloakroom**

Close coupled WC, incorporating wash hand basin, obscured window to side elevation and tiled walls.

**Kitchen 8' 2" x 6' 10" (2.49m x 2.08m)**

Fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, single drainer sink unit with mixer tap, electric oven, gas hob with extractor fan, tile flooring, door to side of property and archway to:

**Dining Room 11' 6" x 9' 10" (3.50m x 2.99m) Maximum**

Double opening doors to rear garden, built-in storage cupboards to alcove, tiled flooring, space for fridge and freezer plus additional appliances.

**Landing**

Access to loft space, double glazed window to side elevation and storage cupboard.

**Bedroom One 12' 8" x 9' 10" (3.86m x 2.99m) Maximum Plus Bay**

Bay window to front elevation and built-in wardrobe

**Bedroom Two 10' 7" x 9' 11" (3.22m x 3.02m) Maximum Plus Cupboard**

Window to rear elevation and built-in storage cupboard.

**Bedroom Three 7' 6" x 7' 0" (2.28m x 2.13m)**

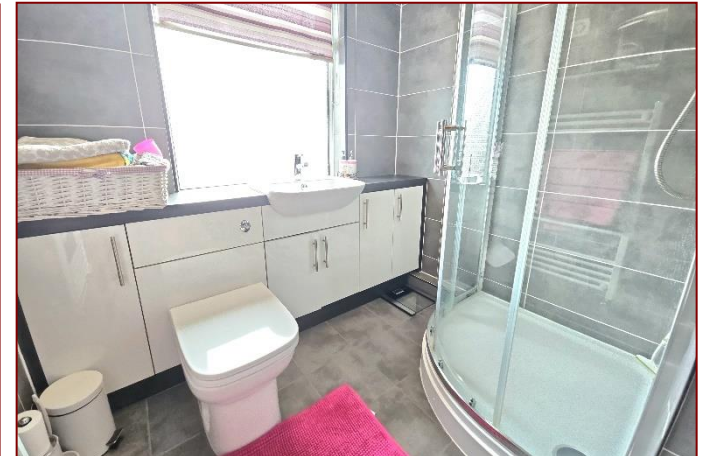
Window to front elevation.

**Shower Room 7' 4" x 6' 9" (2.23m x 2.06m) Maximum**

Refitted with a close coupled WC with concealed cistern, wash hand basin set in vanity unit, shower cubicle with mains shower and additional rainfall shower head and extractor fan.

**Outside**

The rear garden is enclosed by wood panelled fencing and primarily laid to lawn with patio areas, two sheds, outside tap. To the front of the property there is off-road parking and side access.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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£325,000

Bury Crescent, Gosport, PO12 3TZ

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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