

Situated in a pleasant cul de sac and positioned on a corner plot is this spacious semi-detached family home, benefitting from three bedrooms, kitchen and dining room, garage, workshop & ample off-road parking and no forward chain.

The Accommodation Comprises:-

UPVC double glazed sliding door to;

Entrance Porch:- 2' 0" x 7' 2" (0.61m x 2.18m) maximum measurements
Wooden front door and obscured window to;

Entrance Hall:- 13' 5" x 7' 9" (4.09m x 2.36m) maximum measurements
Coved ceiling, stairs to first floor, storage cupboard, further under-stairs storage cupboard, radiator, door to;

Living Room:- 15' 6" x 12' 11" (4.72m x 3.93m) maximum measurements
Coved ceiling, UPVC double glazed window to front and side elevation, two radiators, sliding doors to;

Dining Room:- 10' 11" x 10' 11" (3.32m x 3.32m) maximum measurements
Coved ceiling, UPVC double glazed door and window to rear garden, radiator, opening to;

Kitchen:- 10' 10" x 9' 11" (3.30m x 3.02m) maximum measurements
Coved ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye-level units, roll top work surface over, integrated oven and grill, integrated gas hob, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, larder cupboard.

First Floor Landing:-

Coved ceiling, access to loft space, cupboard housing hot water tank.

Bedroom One:- 12' 11" x 12' 7" (3.93m x 3.83m) maximum measurements
Coved ceiling, UPVC double glazed window to front elevation, fitted with a range of wardrobes and over bed cupboards, built-in wardrobe, radiator.

Bedroom Two:- 10' 11" x 12' 11" (3.32m x 3.93m) maximum measurements
Coved ceiling, UPVC double glazed window to rear elevation, built-in wardrobe housing boiler, radiator.

Bedroom Three:- 9' 1" x 8' 0" (2.77m x 2.44m) maximum measurements
Coved ceiling, UPVC double glazed window to front elevation, radiator.

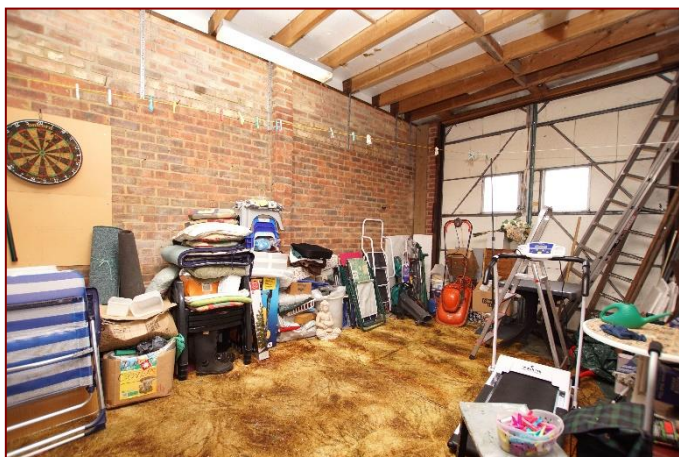
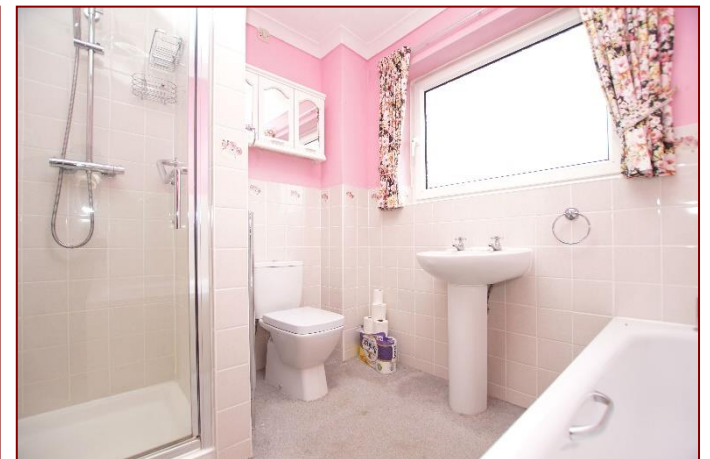
Bathroom:- 8' 9" x 7' 11" (2.66m x 2.41m) maximum measurements
Coved ceiling, obscured UPVC double glazed window to rear elevation, low-level close coupled WC, pedestal wash hand basin, tiling to half wall, panelled bath, separate shower cubicle with mains shower and additional rainfall shower head, tiling to half wall, chrome ladder style towel rail.

Outside:-

To the front of the property is a block paved driveway providing off-road parking with shrubs to borders. The rear garden is enclosed by brick wall, laid to lawn and paving with shrubs to borders, shed to remain, gate providing side pedestrian access, Upon exiting the kitchen is a covered area with door to outside WC with obscured window to side elevation and low-level WC, double opening gates providing vehicular access to;

Garage:- 11' 10" x 19' 5" (3.60m x 5.91m) maximum measurements
Fitted with power and light, courtesy door and window to garden, opening to;

Workshop:- 18' 9" x 5' 4" (5.71m x 1.62m) maximum measurements
Courtesy door and window to garden also fitted with power and light.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£325,000
Woodside, Gosport, PO13 0YX

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT