

Beautifully presented four-bedroom family home, having been much improved by the current owners situated in a pleasant cul de sac location. \* A must view to truly appreciate.\*

**The Accommodation Comprises:**

Obscured UPVC double glazed door and obscured UPVC double glazed windows to:

**Entrance Hall:**

UPVC double glazed windows to side elevation, radiator, stairs to first floor landing, door to:

**Cloakroom:**

Obscured UPVC double glazed window to side elevation, wash hand basin, low level W.C., laminate flooring.

**Family Room:**

Obscured UPVC double glazed door to side elevation, UPVC double glazed window window to side elevation, alarm control panel to wall, laminate flooring, under stairs storage cupboard with hanging rail, door to:

**Kitchen/Diner:**

UPVC double glazed window and UPVC double glazed French doors to rear garden, flat ceiling with inset spotlights, tiled flooring, a range of base cupboards with matching eye level units, Quartz rolled work top, fitted double oven and grill, integrated fridge/freezer, integrated dishwasher, space for dining table and chairs, USB charging points, glazed French doors into:

**Lounge:**

UPVC double glazed window to front elevation, feature fireplace, radiator, flat and coved ceiling with inset spotlights.

**First Floor Landing:**

Two storage cupboards, one housing boiler, one with shelving.

**Bedroom One:**

UPVC double glazed window to front elevation, radiator.

**Bedroom Two:**

UPVC double glazed window to side elevation, built-in storage cupboard, shelf into wall, radiator.

**Bedroom Three:**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Four (currently being used as a dressing room):**

UPVC double glazed window to rear elevation,, built-in wardrobes, radiator, alcove.

**Bathroom:**

Obscured UPVC double glazed window to rear elevation, P-shaped bath with waterfall shower above, mixer tap, extractor fan, shelves built into recess, vanity cabinet to wall, wash hand basin with mixer tap set in vanity unit with drawers, low level W.C., laminate flooring.

**Outside:**

To the front is the garage with up and over door, hard standing for additional parking, lawn and mature shrubs and trees to borders.

The rear garden is a delightful feature of the property, enclosed with panel fencing, large summer house, decked seating area, and side pedestrian access.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: TBC

Sewerage: Mains sewerage

Mobile & Broadband coverage: please check via:

<https://checker.ofcom.org.uk/>

Flood risk: please check via:

<https://www.gov.uk/check-long-term-flood-risk>

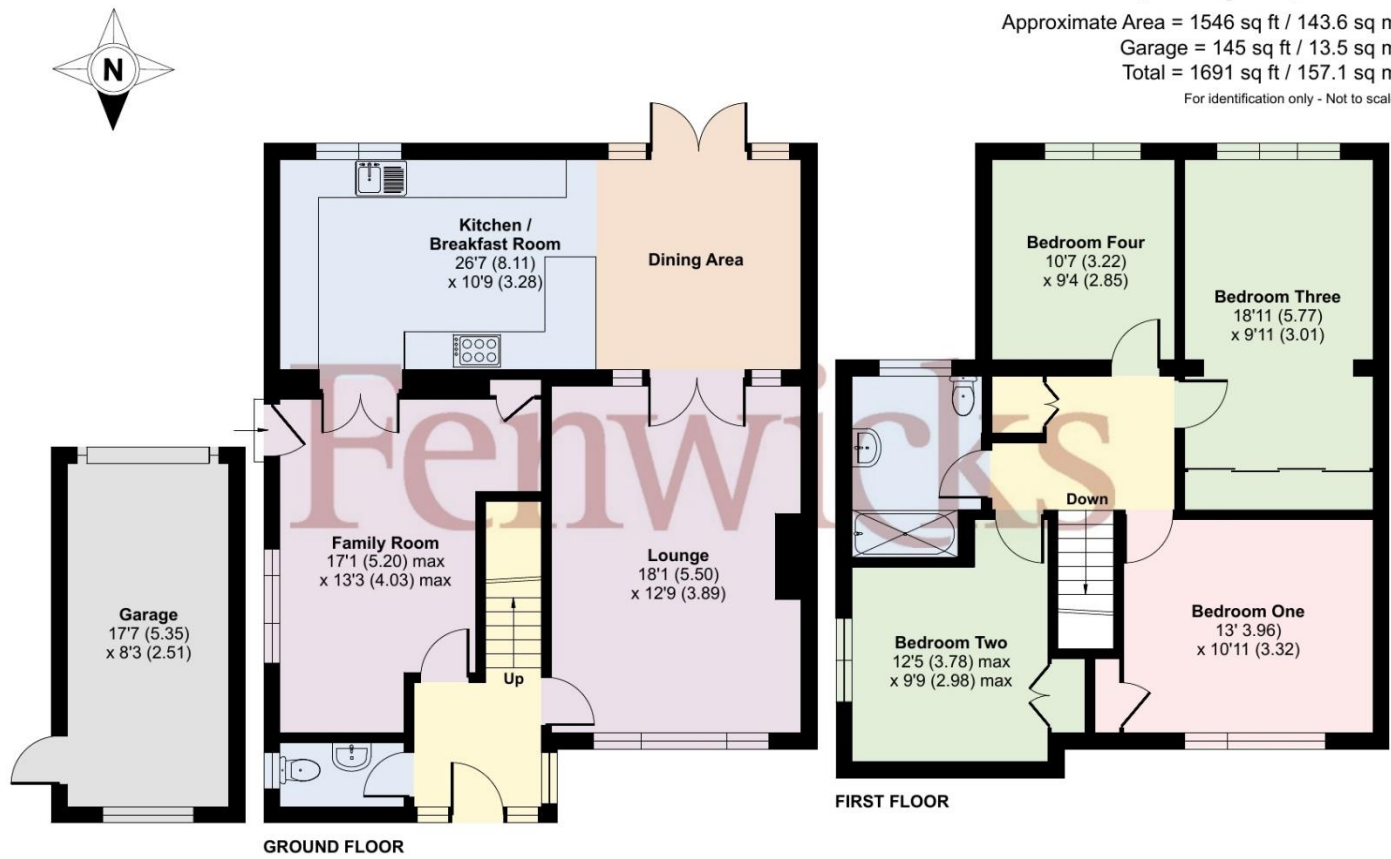


**Fenwicks**  
THE INDEPENDENT ESTATE AGENT



Monroe Close, Gosport, PO12

Approximate Area = 1546 sq ft / 143.6 sq m  
Garage = 145 sq ft / 13.5 sq m  
Total = 1691 sq ft / 157.1 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
Council Tax Band: E

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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.

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\*DRAFT DETAILS\*

£549,995  
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