

This deceptively spacious and extended detached house is ideally located close to local amenities within Gosport town. The property benefits from an impressive kitchen/diner, large conservatory and pleasant enclosed garden.

The Accommodation Comprises:

Entrance Porch:

Obscured UPVC double glazed windows to front and side elevations. Door to:

Entrance Hall:

Radiator, lino flooring, stairs to First Floor Landing, under-stairs storage cupboard, obscured UPVC double glazed window to side elevation. Doors to:

Lounge: 13' 0" x 12' 10" (3.96m x 3.91m) into bay window

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

Study: 6' 0" x 6' 6" (1.83m x 1.98m)

UPVC double glazed window to side elevation, built-in storage cupboards, radiator.

Open Plan Kitchen Diner: 28' 11" x 10' 10" (8.81m x 3.30m)

Wood burner fire, radiator, laminate flooring, arch into kitchen area, range of base cupboards and eye level units, stainless steel sink unit with window into Conservatory, large skylight, space for American-style fridge/freezer, space for range oven, double French doors into:

L-Shaped Conservatory/Family Room: 14' 4" x 19' 1" (4.37m x 5.81m)

UPVC double glazed windows to side and rear elevations, UPVC double glazed French doors to rear elevation, laminate flooring, polycarbonate roof with reflective coating.

Utility Room:

Obscured UPVC double glazed window to side elevation, Ideal boiler to wall, range of base cupboards and matching eye level units, laminate flooring, space and plumbing for washing machine and for dishwasher, door into:

W.C.

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

First Floor Landing:

UPVC double glazed window to side elevation, radiator, storage cupboard with shelving, doors to:

Bedroom One: 12' 11" x 8' 11" (3.93m x 2.72m) to wardrobes and into bay window

UPVC double glazed bay window to front elevation, fitted wardrobes and drawers, radiator.

Bedroom Two: 12' 8" x 9' 8" (3.86m x 2.94m) to wardrobes

UPVC double glazed window to rear elevation, laminate flooring, built-in storage cupboard, radiator.

Bedroom Three: 8' 0" x 8' 0" (2.44m x 2.44m)

UPVC double glazed window to front elevation, radiator.

Family Bathroom: 10' 9" x 7' 9" (3.27m x 2.36m)

Obscured UPVC double glazed window to rear elevation with additional obscured UPVC double glazed window to side elevation, shutters, lino flooring, low level W.C., His and Hers wash hand basin set in vanity unit with cupboard and drawers, corner bath with waterfall tap and shower attachment.

Outside:

Rear Garden:

Enclosed by brick walls with two decking areas, mainly laid to lawn with patio and path, two sheds - one of which is a Summer House.

Front Garden:

Low maintenance enclosed by brick wall and gate.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

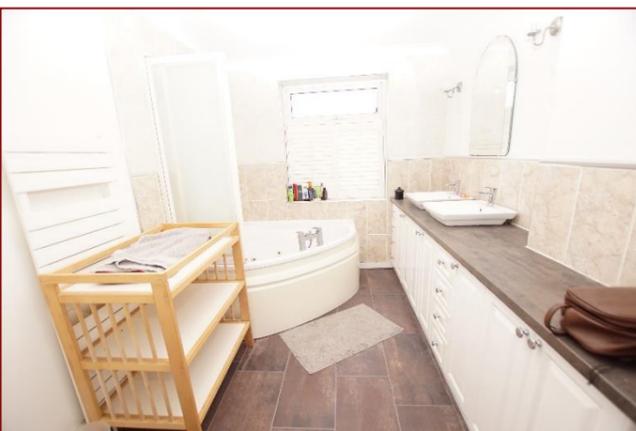
Electric Supply: TBC

Sewerage: Mains sewerage

Mobile & Broadband coverage - please check:

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

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





Tenure: Freehold
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	75 C
39-54	E		
21-38	F		
1-20	G		

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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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£350,000

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DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT

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