

An immaculately presented three bedroom house in a sought after location. The property has two reception rooms and spacious first floor shower room. There is a garage located in a block nearby and the property benefits from no onward chain.

**The Accommodation Comprises:**  
UPVC double glazed French doors with arch top feature to:

**Entrance Hall:**  
Cupboard housing meters, door to:

**Cloakroom:**  
Low level W.C., pedestal hand basin, radiator, tiled splashback.

**Lounge:** 18' 5" x 18' 5" (5.61m x 5.61m) max  
UPVC double glazed window to front elevation, marble-style fireplace with electric fire, two radiators, under stairs recess, stairs to first floor, French doors to:

**Dining Room:** 10' 10" x 8' 7" (3.30m x 2.61m)  
UPVC double glazed window to rear elevation, radiator.

**Kitchen:** 9' 11" x 9' 4" (3.02m x 2.84m)  
UPVC double glazed window and door to garden, single drainer sink unit, wall and base cupboards with work surface over, built-in oven and five ring gas hob with extractor canopy over, integrated fridge/freezer, integrated washing machine, tiled splashback.

**First Floor Landing:**  
Access to loft space, airing cupboard with Vaillant gas central heating boiler.

**Bedroom One:** 13' 3" x 10' 7" (4.04m x 3.22m)  
UPVC double glazed window to front elevation, radiator, built-in cupboard.

**Bedroom Two:** 13' 7" x 9' 5" (4.14m x 2.87m)  
UPVC double glazed window to rear elevation, radiator, built-in cupboard.

**Bedroom Three:** 9' 5" x 7' 5" (2.87m x 2.26m)  
UPVC double glazed window to front elevation, radiator, built-in wardrobe with sliding doors.

**Shower Room:** 8' 7" x 8' 1" (2.61m x 2.46m)  
Obscured UPVC double glazed window to rear elevation, shower cubicle, low level W.C., wash hand basin set in vanity unit, fitted cupboards, radiator, tiled splashback.

**Outside:**  
The rear garden is low maintenance laid to patio with foliage and shrubs to borders, garden shed, enclosed by wood fencing, rear pedestrian access through gate. To the front of there is further garden primarily laid to lawn and path to front door, benefitting from a garage in a block nearby.

**Agent's Note:**  
£360 per annum for the upkeep of the communal garden.

**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>







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\*

Offers in the Region Of £300,000  
Lodge Gardens, Gosport, PO12 3PY

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT