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 check Mobile & Broadband coverage Please via: https://checker.ofcom.org.uk/ Flood risk - Please check via: https://www.gov.uk/check-long-termflood-risk











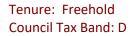






THE INDEPENDENT ESTATE AGENT





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# \*DRAFT DETAILS\*

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

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