

Situated in a popular location amongst families is this four bedroom two bathroom terraced home benefitting from enclosed rear garden, conservatory and utility area.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Hall**

Stairs to first floor with two under-stairs storage cupboards, radiator, door to:-

**Dining Room 11' 11" plus bay x 10' 6" (3.63m x 3.20m)**

Double glazed bay window to front elevation, feature fireplace, space for table and chairs, radiator.

**Lounge 11' 10" x 10' 4" (3.60m x 3.15m)**

Glazed window to conservatory, radiator.

**Kitchen/Utility Room 12' 3" x 5' 2" (3.73m x 1.57m) Utility Area 6' 7" x 4' 6" (2.01m x 1.37m)**

Fitted with a range of base cupboards and matching eye level units, roll top worksurface, space for range style oven, extractor hood over, utility area with UPVC double glazed window to rear elevation, matching base cupboard and matching eye level units, roll top worksurface, stainless steel sink unit with mixer tap, space and plumbing for washing machine and slimline dishwasher, door to:

**Conservatory 8' 10" x 8' 6" (2.69m x 2.59m)**

UPVC double glazed patio doors and windows to rear garden, radiator, space for fridge/ freezer, space for tumble dryer.

**First Floor Landing**

Door to:

**Bedroom Two 12' 0" x 10' 4" (3.65m x 3.15m)**

Double glazed window to rear elevation, radiator, two built-in storage cupboards.

**Bedroom Three 12' 2" x 9' 1" (3.71m x 2.77m) maximum measurements**

Double glazed bay window to front elevation, radiator.

**Bedroom Four 8' 3" x 5' 1" (2.51m x 1.55m)**

Double glazed window to front elevation, radiator.

**Shower Room 5' 6" x 5' 4" (1.68m x 1.62m)**

Obscured double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, corner shower cubicle, radiator.

**Bedroom One 15' 3" x 11' 0" (4.64m x 3.35m) maximum measurements**

Door from first floor landing with stairs to second floor, Velux window to front and rear, radiator, walk-in wardrobe, access to loft space, sliding door to:

**En Suite 9' 3" x 4' 6" (2.82m x 1.37m) maximum measurements**

Velux window, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower connection off.

**Outside**

The rear garden is enclosed by panelled fencing and brick wall, mainly laid to lawn with patio area, outside tap, shed to remain, gate providing rear pedestrian access to service road. To the front of the property is a garden mainly laid to shingle with pathway to front door, mainly enclosed by low brick wall.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

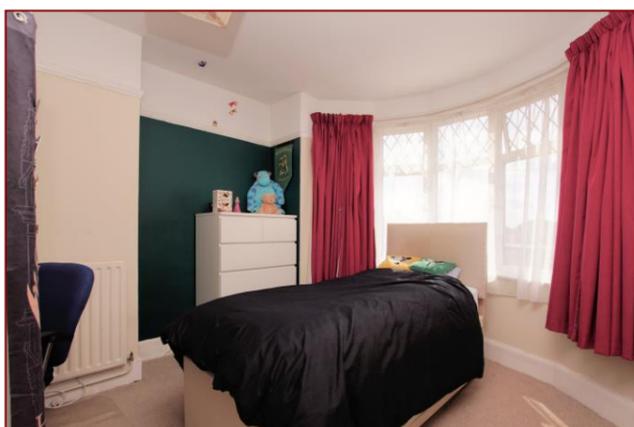
Sewerage - Mains

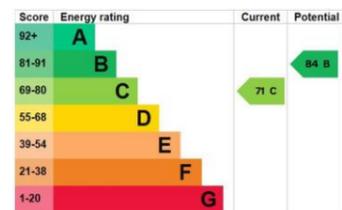
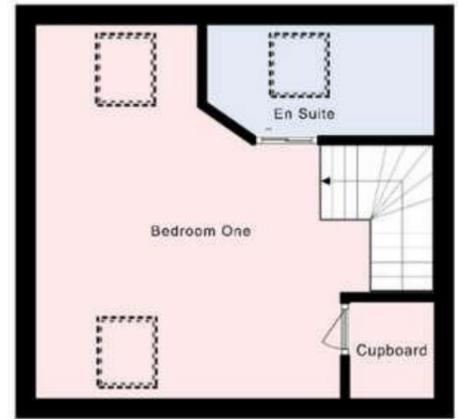
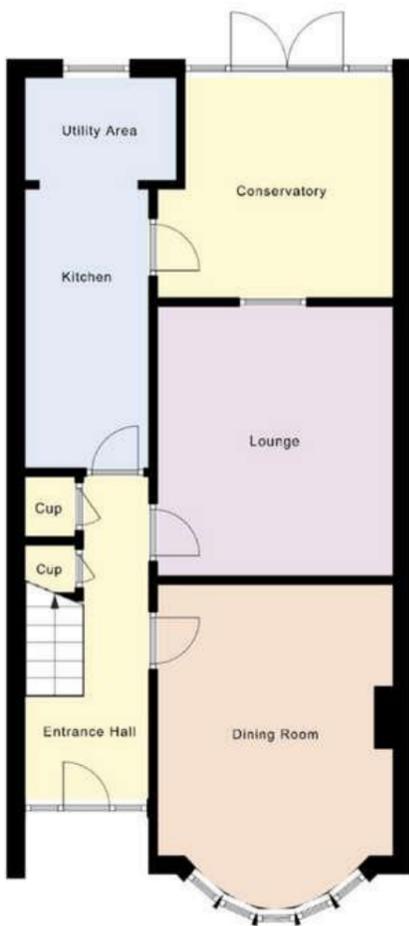
Mobile & Broadband coverage - Please check via:

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

Flood risk - Please check via:

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





Tenure: Freehold

Council Tax Band: C

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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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£265,000

Teignmouth Road, Gosport, PO12 4RR

\*DRAFT DETAILS\*

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Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)