

Situated in a popular location close to shops, amenities and bus routes is this well presented and extended three bedroom end of terrace family home. The property benefits from garage with parking in front, Conservatory and spacious Lounge.

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

Entrance Porch
Obscured UPVC double glazed door and windows to:

Entrance Hall
Stairs to first floor, two under-stairs storage cupboards, door to:

Lounge 17' 6" into bay x 10' 5" (5.33m x 3.17m) max
UPVC double glazed bay window to front elevation, radiator.

Kitchen/Dining Room 14' 4" x 14' 11" (4.37m x 4.54m)
UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, one and half bowl stainless steel single drainer sink unit with mixer tap, space for oven, space and plumbing for washing machine, space for fridge/freezer, space for table and chairs, radiator, UPVC double glazed window and door to:

Conservatory 15' 10" x 9' 3" (4.82m x 2.82m)
UPVC double glazed windows and patio doors to rear garden, work surface with space and plumbing for washing machine, space for further appliance, radiator.

First Floor Landing
Access to loft space, door to:

Bedroom One 14' 5" x 7' 11" (4.39m x 2.41m)
UPVC double glazed bay window to front elevation, fitted wardrobes, radiator.

Bedroom Two 11' 5" x 10' 4" (3.48m x 3.15m)
UPVC double glazed window to rear elevation, radiator.

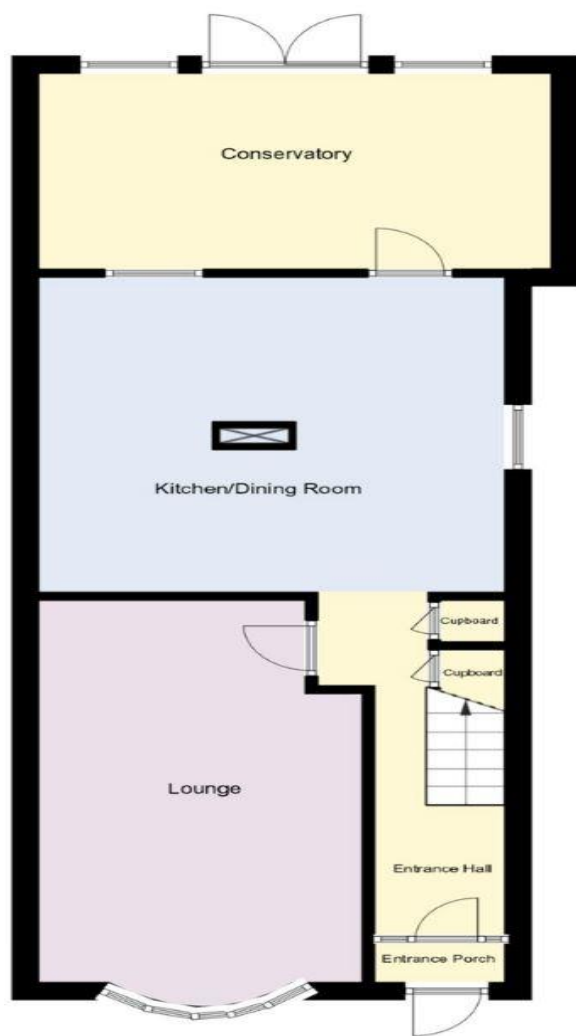
Bedroom Three 6' 10" x 5' 11" (2.08m x 1.80m)
UPVC double glazed window to front elevation, fitted cupboard, radiator.

Bathroom 5' 7" x 5' 4" (1.70m x 1.62m)
Obscured UPVC double glazed window to rear elevation, close coupled low level WC, wall hung wash hand basin with mixer tap, panelled bath with electric shower over and shower screen.

Outside
To the front of the property is a garden laid to shingle with scrubs to borders, shared driveway leading to garage with up and over door with parking in front and accessed via shared driveway. The rear garden is a delightful feature of the home, enclosed by brick wall, side and rear pedestrian gate, mainly laid to lawn with patio area and pathway, outside tap, courtesy door and window to garage.

General Information
Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: TBC
Sewerage: Mains sewerage
For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
For Flood risk: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold
Council Tax Band: C

Awaiting EPC

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

£299,995
Elson Lane, Gosport, PO12 4EU

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT