

A spacious THREE bedroom detached bungalow overlooking well maintained gardens and positioned in a sought after location. The property benefits from a good sized enclosed rear garden, open plan lounge/dining room, bathroom, kitchen and garage in block
* NO ONWARD CHAIN *

The Accommodation Comprises:

UPVC double glazed front door with obscured glazed side panel to:

Entrance Porch

Coving to ceiling, UPVC double glazed door providing access to rear garden, radiator, solid wood glazed door to:

Entrance Hall

Cupboard housing alarm system, gas meter and consumer unit, additional cupboard housing hot water tank and shelving.

Kitchen 9' 2" x 7' 6" (2.79m x 2.28m)

Coving to ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, drawer units, roll top work surfaces, one and a half bowl sink unit with mixer tap, space for fridge/freezer, space and plumbing for washing machine and dishwasher, integrated gas oven, integrated gas hob with extractor hood over, under unit lighting.

Dining Area 9' 0" x 7' 10" (2.74m x 2.39m)

Coving to ceiling, UPVC double glazed bay window to front elevation, serving hatch to kitchen, radiator, opening to:

Extended Lounge 16' 5" x 15' 7" (5.00m x 4.75m)

UPVC double glazed patio doors to rear garden, obscured UPVC double glazed window to side elevation, two radiators, living flame gas fireplace with stone surround, glazed door to:

Inner Hall

Access to loft space which is partially boarded with a light

Bedroom One 12' 4" x 10' 5" (3.76m x 3.17m)

Coving to ceiling, UPVC double glazed window to rear elevation, radiator, mirror fronted built-in wardrobe

Bedroom Two 10' 5" x 8' 10" (3.17m x 2.69m)

Coving to ceiling, UPVC double glazed bay window to front elevation, radiator.

Bedroom Three 8' 4" x 7' 5" (2.54m x 2.26m)

Coving to ceiling, UPVC double glazed window to side window, radiator

Bathroom 7' 5" x 5' 5" (2.26m x 1.65m)

Coving to ceiling with inset spotlights, obscured UPVC double glazed window to side elevation, walk-in bath with mixer tap and newly installed Triton shower, close coupled WC, pedestal wash hand basin with tiled splashback, radiator

Outside

The property benefits from a low maintenance enclosed rear garden, primarily laid to shingle, with mature shrubs and trees to borders, storage shed, patio and path leading to pedestrian rear access, decking area (there is hard standing underneath the decking so potential for off-road parking).

To the front is a lawned garden, enclosed by hedging, with gravel area, and path leading to front door.

Garage

The garage is situated in a block to the right of the bungalow

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: D

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.



£315,000

Kittiwake Close, Gosport, PO13 0RL

DRAFT DETAILS

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

Fenwicks
THE INDEPENDENT ESTATE AGENT