

A truly charming & unique character property that's tucked away with delightful views over Forton Lake, the property briefly comprises a spacious lounge diner with restored features, kitchen/ breakfast room, spacious bathroom, three well proportioned bedrooms, low maintenance rear garden, private driveway with car port * viewing advised to truly appreciate*

The Accommodation Comprises:

Solid wooden front door into entrance porch, meter cupboards, door into:

Entrance Hall

Radiator, stairs to First Floor Landing, under-stairs storage cupboards.

Spacious Lounge/Dining Room 25' 1" x 11' 5" (7.64m x 3.48m) max

UPVC double glazed French doors overlooking delightful front garden, wood burner (dual fuel), radiator, UPVC double glazed French doors into:

Sun Room 14' 6" x 6' 6" (4.42m x 1.98m)

UPVC double glazed window to rear elevation, space for table and chairs.

Kitchen/Breakfast Room 21' 7" x 7' 7" (6.57m x 2.31m)

UPVC double glazed doors overlooking garden, kitchen fitted with a range of base cupboards and matching eye level units, space for oven, space for fridge/freezer, space and plumbing for dishwasher and washing machine, radiator, space for table and chairs.

First Floor Landing

Storage cupboard.

Bedroom One 13' 2" x 11' 10" (4.01m x 3.60m)

UPVC double glazed window to front elevation, built-in wardrobes, radiator.

Bedroom Three 13' 3" x 9' 3" (4.04m x 2.82m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 19' 3" x 7' 8" (5.86m x 2.34m)

UPVC double glazed window to rear elevation, solid wooden floor, radiator, double shower cubicle with main shower, 60s glass panels to side, freestanding bath, round wash hand basin with mixer tap. obscured UPVC window to side elevation, low level WC, radiator.

Second Floor

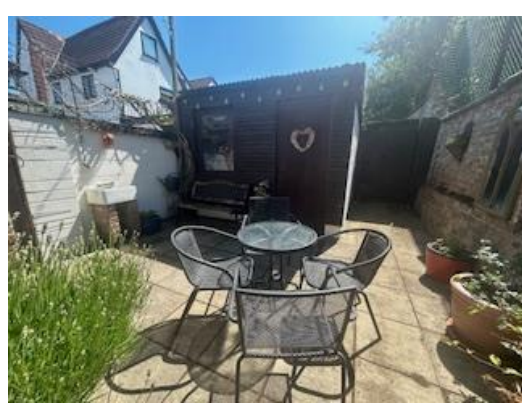
Bedroom Two 18' 9" x 14' 4" (5.71m x 4.37m) max

UPVC double glazed window to front elevation, log burner, eaves storage cupboard, Velux window to rear elevation, UPVC double glazed window with views over Forton Lake. This room is multi-functional and is currently being used as a second Lounge.

Outside

To the front is a private driveway with allocated parking and car port, with additional parking in the lay-by. The front garden is enclosed by brick wall, and is beautifully maintained and well established, comprising of raised patio and path, further seating area with mature shrubs and trees to borders, and additional seating area overlooking lawn. The rear garden is enclosed by high brick wall with large brick built garden shed, mainly laid to patio for low maintenance with mature shrubs and trees to borders, gate providing access to service road and outside WC.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: C

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DRAFT DETAILS

£365,000
Ferrol Road, Gosport, PO12 4UG

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

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