

Situated in a popular location in Gosport is this well-presented three bedroom semi-detached family home. The property benefits from a driveway to the front, rear extension and downstairs Cloakroom/Utility Room.

**The Accommodation Comprises:**

Composite front door with obscured panel to:

**Entrance Hall**

Obscured UPVC double glazed window to front elevation, coved ceiling, radiator, under-stairs storage cupboard, stairs to First Floor, doors to:

**Cloakroom/Utility Room 8' 10" x 5' 9" (2.69m x 1.75m)**

Obscured UPVC double glazed window to side elevation, coved ceiling, low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, cupboard with space and plumbing for washing machine, space for tumble dryer (stacked).

**Lounge/Dining Room 22' 2" x 10' 11" (6.75m x 3.32m) max**

UPVC double glazed bay window to front elevation, two radiators, feature fireplace, space for table and chairs, double opening wooden doors with glazed panels to:

**Kitchen/Breakfast Room 12' 5" x 15' 2" (3.78m x 4.62m)**

UPVC double glazed window to rear and side elevation, UPVC double glazed patio doors to rear gardens, fitted with a range of base cupboards, roll top worksurface, tiled splashback, sink unit with mixer tap, space and plumbing for dishwasher, space for undercounter fridge or freezer, range-style gas cooker (to remain), extractor hood over, extractor fan, space for table and chairs, radiator.

**First Floor Landing**

UPVC double glazed window to side elevation, access to loft space, doors to:

**Bedroom One 11' 3" x 8' 2" to wardrobe front (3.43m x 2.49m to wardrobe front)**

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

**Bedroom Two 11' 2" x 8' 11" (3.40m x 2.72m)**

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

**Bedroom Three 7' 10" x 7' 3" (2.39m x 2.21m)**

UPVC double glazed window to front elevation, shelving recess, radiator.

**Bathroom 5' 8" x 5' 10" (1.73m x 1.78m)**

Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower connection off, shower screen, tiling to half wall.

**Outside**

The rear garden is a delightful feature of the home, enclosed by panelled fencing, mainly laid to lawn with decking and patio area, shrubs to borders, gate providing side pedestrian access, gate providing access to additional garden space with two sheds.

There is a gravelled driveway providing off-road parking to the front.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		







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\*DRAFT DETAILS\*

£289,995  
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