

This beautifully presented detached house is located in the popular Peel Common area of Gosport. The property has been extended to the ground and first floor and now provides a separate study and three double bedrooms. There is a garage and parking beyond the well-maintained garden.

The Accommodation Comprises:

UPVC double glazed front to:

Entrance Hall

Stairs to first floor, laminate flooring, radiator, under-stairs storage cupboard.

Cloakroom

Obscured UPVC double glazed window to front elevation, close coupled WC, wall-mounted wash hand basin with mixer tap.

Kitchen 10' 2" x 9' 3" (3.10m x 2.82m)

UPVC double glazed window to front elevation overlooking communal gardens, fitted with a range of base cupboards and matching eye level units, roll-top work surface, tiled surround, integrated electric oven and separate combination microwave and grill, electric hob, tiled flooring, space and plumbing for washing machine, stainless steel sink unit with mixer tap, space in recess for fridge/freezer.

Lounge 12' 1" x 17' 4" (3.68m x 5.28m)

UPVC double glazed windows and double opening doors to rear garden, feature fireplace surround with gas fire inset, radiator.

Dining Area 10' 1" x 7' 9" (3.07m x 2.36m)

UPVC double glazed window to front elevation, radiator, door to kitchen.

Study 8' 2" x 7' 11" (2.49m x 2.41m)

UPVC double glazed window and door to rear garden, laminate flooring, wall-mounted Vaillant boiler.

First Floor Landing

Access to loft space, storage cupboard with shelving, airing cupboard housing hot water tank and storage space.

Bedroom One 11' 4" x 11' 7" (3.45m x 3.53m)

UPVC double glazed window to front elevation, radiator.

Bedroom Two 11' 2" x 8' 10" (3.40m x 2.69m)

UPVC double glazed window to rear elevation, fitted wardrobe, radiator.

Bedroom Three 8' 2" x 13' 7" (2.49m x 4.14m)

UPVC double glazed window to rear elevation, built-in wardrobe, radiator, access to eaves storage.

Shower Room

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, corner shower with electric shower above, ladder-style radiator, access to eaves storage.

Outside

The rear garden is a delightful feature of the home and beautifully maintained, enclosed by wood panelled fencing, mainly laid to lawn with patio and path leading to timber shed, raised flower borders, side pedestrian access. There is parking and a garage beyond the garden.

Agents Note

The Vendors inform us that there is a service/maintenance charge (for upkeep of the communal areas) of approximately £620 per annum.

General Information

Construction: Traditional

Water Supply: Mains

Electric Supply: Mains

Gas Supply: Mains

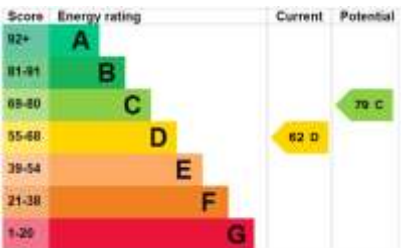
Sewerage: Mains

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

Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Freehold

Council Tax Band: D



Fenwicks
THE INDEPENDENT ESTATE AGENT



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.



£362,500

DRAFT DETAILS

Mallard Gardens, Peel Common, Gosport, PO13 0RD

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

Fenwicks
THE INDEPENDENT ESTATE AGENT