

\* A well presented and much improved Semi-Detached family home situated in a popular location close to schools, shops & transport links. The property benefits from three bedrooms, modern fitted kitchen and bathroom, conservatory, garage to rear of garden with parking in front and rear pedestrian gate.

\* A must view to appreciate. \*

#### The Accommodation Comprises:

Newly-fitted composite front door to:

#### Entrance Porch

Space for coats and shoes, UPVC double glazed door to rear garden, opening to:

#### Kitchen 10' 7" x 10' 6" (3.22m x 3.20m)

UPVC double glazed window to front elevation, recently re-fitted with a modern range of base cupboards and matching eye-level units, roll-top worksurface, sink unit with mixer tap, integrated electric oven and grill, integrated electric hob with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, under-stairs storage cupboard, door to:

#### Lounge/Diner 21' 4" x 20' 4" (6.50m x 6.19m)

UPVC double glazed window to front elevation overlooking the attractive communal gardens, stairs to First Floor, feature fireplace, two radiators, double glazed sliding doors to:

#### Conservatory 19' 6" x 8' 11" (5.94m x 2.72m)

UPVC double glazed windows to rear and side elevations, UPVC double glazed sliding doors to rear garden, polycarbonate roof, radiator.

#### First Floor Landing

UPVC double glazed window to side elevation, access to loft space, cupboard housing combination boiler, radiator.

#### Bedroom One 12' 9" x 9' 11" (3.88m x 3.02m)

UPVC double glazed window to rear elevation, radiator.

#### Bedroom Two 10' 3" x 10' 0" (3.12m x 3.05m)

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

#### Bedroom Three 9' 7" x 6' 5" (2.92m x 1.95m)

UPVC double glazed window to front elevation, radiator.

#### Bathroom 9' 11" x 5' 0" (3.02m x 1.52m)

Obscured UPVC double glazed window to rear elevation, recently re-fitted with low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, panelled bath with mixer tap, rainfall shower head over, additional hand held shower head, storage cupboard, ladder-style radiator.

#### Outside

There are well-maintained communal gardens to the front of the property.

The rear garden is enclosed by panel fencing, mainly laid to lawn with patio area, gate providing rear pedestrian access, courtesy door to garage with up and over vehicular door and parking space in front.

The property benefits from recently added cladding to front and rear as well as having a new roof in the last three years.

#### General Information:

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

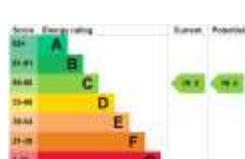
Gas Supply: Mains Sewerage: Mains

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

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

Tenure: Leasehold

Council Tax Band: C



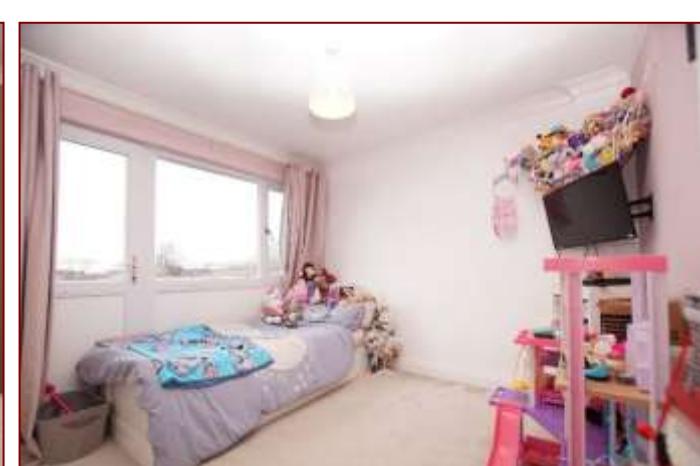
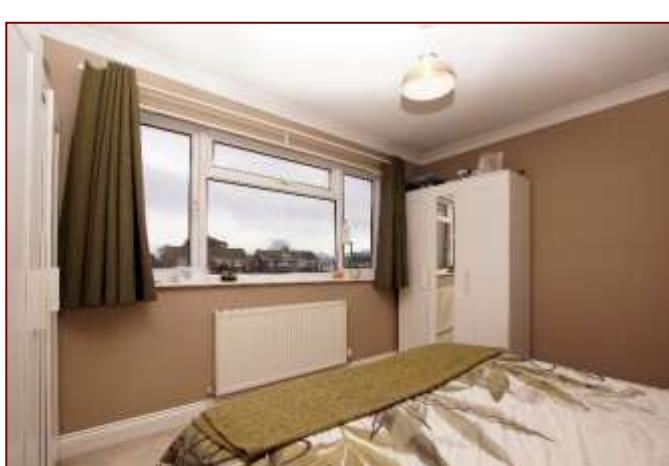
#### Agents Note:

The vendor informs us of the following information which should be verified during the conveyancing process:

Ground rent: £5 per annum

Service charge: £68 per calendar month

Length of Lease: 999 years from new





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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.

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**\*DRAFT DETAILS\***

£315,000

Chichester Close, Peel Common, Gosport, PO13 0QH

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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