

£164,500

Heather Close, Gosport, PO13 0BG

DRAFT DETAILS: We are awaiting verification from the Vendor that these details are correct



- One Bedroom House
- Cul De Sac Location
- Overlooking Fields
- Lounge/Diner
- Kitchen
- Bathroom
- Allocated Parking
- Shingled Front Garden
- UPVC Double Glazing Throughout
- Energy Efficiency Rating:- D (62)

Gosport Office

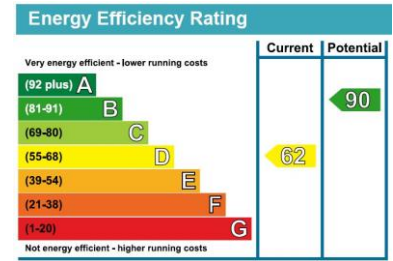
50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: gospport1@fenwicks-estates.co.uk

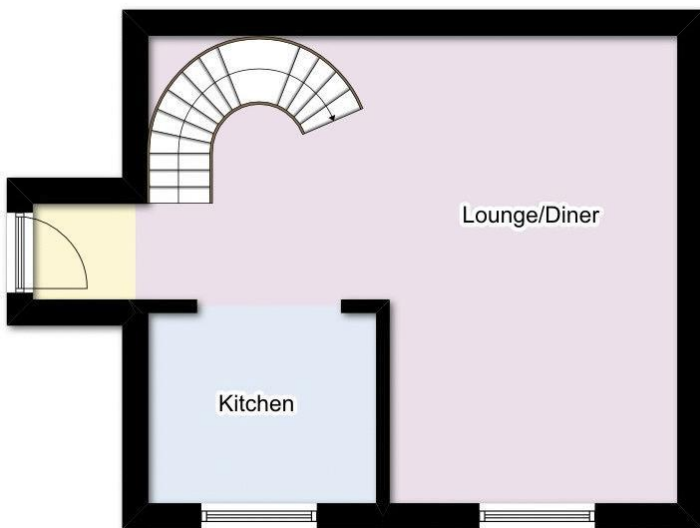
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Property Reference: G1317

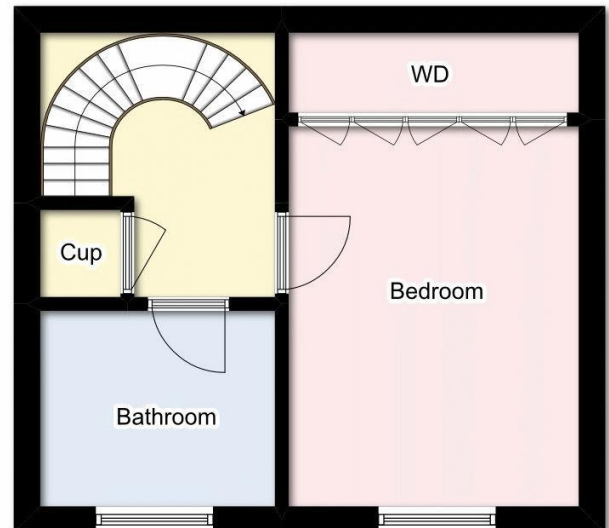
Council Tax Band: B



Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

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The Accommodation Comprises:-

UPVC double glazed front door to:

Entrance Area:-

Inset spotlight, opening to:

Lounge/Diner:-

16' 7" x 14' 7" (5.05m x 4.44m) maximum measurements

L-shaped, UPVC double glazed windows to front and side elevations, spiral staircase to first floor, wall mounted electric heater, TV aerial point and phone point.



Kitchen:-

7' 2" x 5' 9" (2.18m x 1.75m)

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, integrated electric oven and hob with extractor hood over, stainless steel sink unit with mixer tap, washing machine and fridge/freezer to remain.



First Floor Landing:-

Access to loft space, cupboard housing hot water tank.

Bedroom:-

14' 7" x 8' 11" (4.44m x 2.72m) into wardrobes

UPVC double glazed window to side elevation, wall mounted electric heater, wardrobes to remain, TV aerial point.



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Bathroom:-

7' 3" x 6' 0" (2.21m x 1.83m)

Obscured UPVC double glazed window to side elevation, close coupled WC, panelled bath with mixer tap and shower attachment, mains shower over, wash hand basin set in vanity unit, wall mounted Dimplex heater, fitted mirror and tiling.



Outside:-

The property benefits from allocated parking and there is a shingled garden to the front.

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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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