

£425,000

Privett Road, Gosport, PO12 3SZ

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



- Semi Detached House
- Four Bedrooms
- Driveway Providing Off Road Parking For Several Vehicles
- Lounge
- Kitchen/Dining Area
- Conservatory
- Bathroom & En Suite
- Enclosed Rear Garden
- Garage
- Energy Efficiency Rating:- D (67)

Gosport Office

50 Stoke Road Gosport PO12 1HX

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Property Reference: G1375

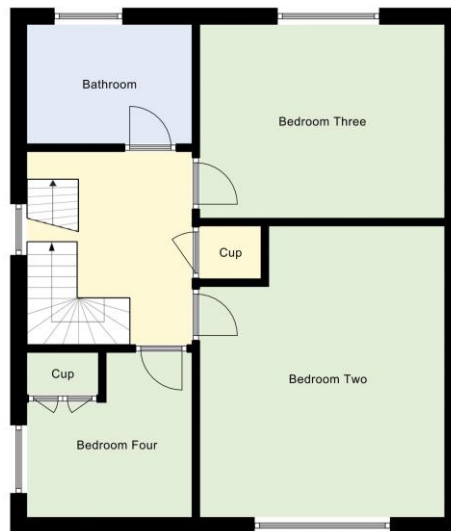
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

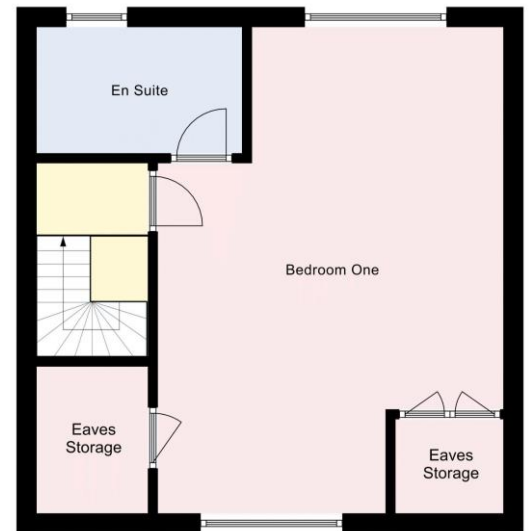
Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor



Second Floor

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The Accommodation Comprises:-

Composite front door to:

Entrance Hall:-

UPVC double glazed window to side elevation, stairs to first floor, under stairs storage cupboard, further large storage cupboard, radiator, wood effect laminate flooring.

Cloakroom:-

Obscured UPVC double glazed window to side elevation, low level close coupled WC, wash hand basin, radiator, tiled floor.

Lounge:-

14' 0" x 11' 11" (4.26m x 3.63m) plus bay

Coved ceiling, UPVC double glazed bay window to front elevation, electric fireplace with wooden decorative mantle, radiator, fitted carpet, bi-folding doors to:



Kitchen/Dining Area:-

20' 6" x 9' 8" (6.24m x 2.94m)

Coved ceiling, UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, integrated electric oven with gas hob and extractor hood over, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, washing machine and fridge/freezer, breakfast bar, radiator, tile effect laminate flooring, UPVC double glazed window, door and sliding doors to:



Conservatory:-

21' 5" x 6' 7" (6.52m x 2.01m)

Polycarbonate roof, UPVC double glazed window and door to side elevation, UPVC double glazed windows and patio doors to rear garden, radiator, wood effect laminate flooring.

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First Floor Landing:-

Flat ceiling, UPVC double glazed window to side elevation, stairs to second floor, storage cupboard, fitted carpet.

Bedroom Two:-

14' 0" x 11' 11" (4.26m x 3.63m) maximum measurements

Flat ceiling, UPVC double glazed window to front elevation, radiator, fitted carpet.



Bedroom Three:-

12' 0" x 9' 9" (3.65m x 2.97m)

Flat ceiling, UPVC double glazed window to rear elevation, radiator, fitted carpet.



Bedroom Four:-

8' 2" x 8' 1" (2.49m x 2.46m) maximum measurements

Flat ceiling, UPVC double glazed window to side elevation, built in storage cupboard, radiator, fitted carpet.



Bathroom:-

8' 1" x 5' 10" (2.46m 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 tiled surround, inset shower cubicle with mains powered shower and tiled surround, chrome ladder-style radiator, tiled floor.

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En Suite:-

8' 5" x 5' 2" (2.56m x 1.57m)

Flat ceiling, obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, walk-in shower with fixed screen, mains powered shower with rainfall shower head, additional hand shower attachment, tiled surround, chrome ladder-style radiator.



Second Floor Landing:-

Flat ceiling, obscured UPVC double glazed window to side elevation, fitted carpet.

Bedroom One:-

20' 2" x 14' 2" (6.14m x 4.31m) maximum measurements

Flat ceiling, UPVC double glazed windows to front and rear elevations, eaves storage cupboards, radiator, fitted carpet, door to:



Outside:-

The rear garden is mainly laid to lawn for ease of maintenance with patio and decking area, side pedestrian access via gate, shed to remain, decorative borders, garage with up and over door and courtesy door to rear garden. To the front of the property is a driveway providing off road parking for several vehicles and front garden, mainly laid to lawn with established shrubs and trees providing privacy.



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