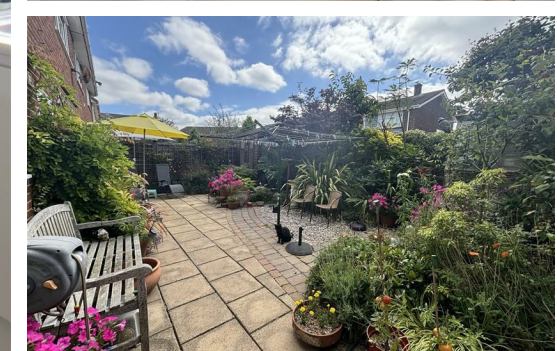


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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7
Brookside
Bridgemary
Gosport
PO13 0YS







01329665700

Stubbington

7 Brookside Bridgemary Gosport PO13 0YS

£410,000
Freehold

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4kw Owned Solar Panels!This deceptively spacious four bedroom semi detached property in is a very popular cul-de-sac within Gosport, with convenient access to bus routes and close to shopping facilities including Asda and Lidl. The accommodation comprises of a large entrance hall, refitted cloakroom, refitted kitchen, 24ft lounge/Diner, master bedroom with en-suite, three further double bedrooms and a family bathroom. Outside the garden has a favourable South facing aspect, a block paved driveway to the front and an oversized single garage. This property is truly well presented throughout and offers a great deal of natural light. Call Chambers on 01329 665700 to avoid missing out!

Entrance Hallway

Downstairs Cloakroom

Refitted with a white suite comprising of a low level WC, vanity sink hand basin with storage cupboard beneath, double glazed window to front elevation, laminated tile effect flooring, radiator.

Lounge/Diner

23'11" x 12'0"

A duel aspect room with a double glazed window to front elevation, French doors to rear garden, brick fireplace, two radiators.

Refitted Kitchen

15'7" x 11'4"

Refitted in 2019 with a comprehensive range of high gloss wall and base cupboard/drawer units, integrated appliances including eye level oven with built in microwave above, four ring electric hob with chimney hood over, integrated dishwasher, washing machine and fridge freezer, double door larder, pull out full height trolley cupboard, corner carousel, twin bins in concealed cupboard, vertical radiator, UPVC stable door to rear garden, laminate tiled effect flooring.

First Floor Landing

A light and airy landing with double glazed window to front elevation, access to airing cupboard housing hot water tank, access to partly boarded loft with fitted ladder and light, door to all rooms.

Bedroom One

12'0" x 11'6"

UPVC double glazed window to rear elevation, radiator, door to :

Ensuite

Fitted with a double shower cubicle, pedesatal wash hand basin, concealed WC.

Bedroom Two

11'4" x 11'4"

Double glazed window to rear elevation, fitted triple mirrored wardrobes with sliding doors, radiator.

Bedroom Three

12'1" x 12'0"

Double glazed window to front elevation, television point, radiator.

Bedroom Four

10'4" x 7'11"

Double glazed window to front elevation, radiator.

Family Bathroom

Double glazed window to side elevation, fitted with a four piece suite comprising of a panel bath, seperate corner shower cubicle, low level WC, pedestal wash hand basin, ceramic tiled floor, inset spotlights to ceiling and half tiled walls.

Rear Garden

A beautiful rear garden with a south facing aspect and designed with low maintenance in mind. Various areas laid to patio slabs, pebbles and block paving, timber potting shed, timber summer house with power, outside tap, fish pond side pedestrian access gate, fully fence enclosed.

Driveway

Laid to block paving with flower and shrub borders leading to front door,

Single Garage

19'11" x 8'0"

With up and over door, power and light, wall mounted Vailant boiler (11 years old).

Solar Panels

This property benefits from a 4kw array of solar panels that are owned outright with the further benefit of a generous Feed In Tariff, the vendor informs us that their average return is in the region £1200 per annum.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Brookside

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax D. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk> The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |