

\* Fenwicks are pleased to offer for sale a three bedroom terraced house with off road parking to the front and charming enclosed rear garden with garage to the rear. \*

**The Accommodation Comprises**

UPVC double glazed double opening doors to:

**Entrance Porch**

Glazed door with side windows to:

**Entrance Hall**

Under stairs storage cupboard, laminate flooring.

**Lounge 11' 9" plus bay x 10' 9" (3.58m x 3.27m)**

UPVC double glazed half bay window to front elevation, log burner.

**Dining Room 11' 10" x 9' 9" (3.60m x 2.97m) maximum measurements**

UPVC double glazed window to rear elevation, laminate flooring, feature fireplace.

**Kitchen 13' 11" x 6' 4" (4.24m x 1.93m)**

UPVC double glazed window to rear elevation, door and window to conservatory, fitted with a range of base cupboards with drawer units, eye level units, one and a half bowl stainless steel drainer sink unit, integrated washing machine.

**Conservatory 9' 2" x 8' 4" (2.79m x 2.54m)**

UPVC double glazed windows and doors to the rear garden, glass roof, door to:

**Cloakroom**

Low level WC, UPVC double glazed window to rear elevation.

**First Floor Landing**

Access to loft space.

**Bedroom One 11' 10" plus bay x 9' 11" (3.60m x 3.02m)**

UPVC double glazed half bay window to front elevation.

**Bedroom Two 11' 11" x 9' 9" (3.63m x 2.97m) maximum measurements**

UPVC double glazed window to rear elevation.

**Bedroom Three 8' 10" x 6' 5" (2.69m x 1.95m)**

UPVC double glazed window to front elevation.

**Bathroom 6' 5" x 5' 0" (1.95m x 1.52m)**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with mixer tap and mains shower over, wall mounted boiler supplying hot water.

**Outside**

The property enjoys a charming garden to the rear, enclosed by wood panel fencing, laid to lawn with patio and pathway leading to the end of the garden, log store, garage with courtesy door, rear gate providing access to service road. To the front of the property there is off-road parking.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

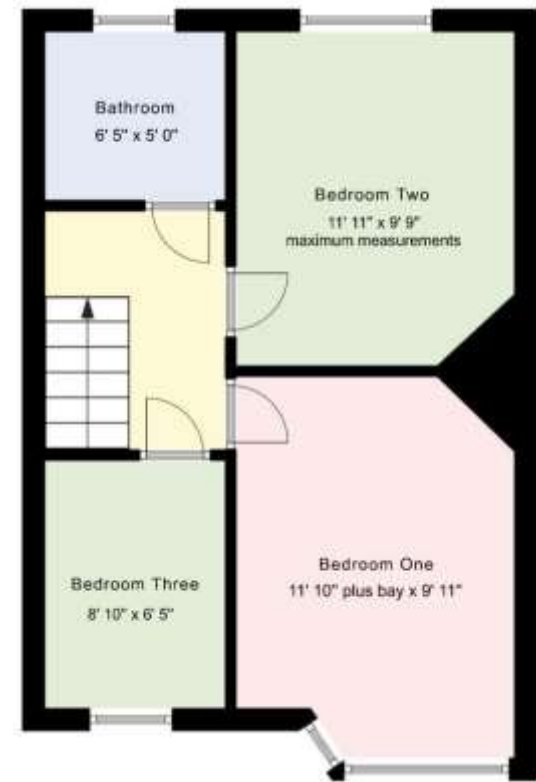
Gas Supply: Mains

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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: B

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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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£295,000

Herbert Road, Gosport, PO12 3RZ

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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