

Well-presented three bedroom family home with bay windows to lounge and master bedroom, recently re-fitted kitchen with breakfast area opening onto rear garden.

The Accommodation Comprises:

UPVC double glazed front door with glazed panels to the side.

Entrance Hall

Stairs to first floor, door to:

Lounge 11' 1" x 10' 3" (3.38m x 3.12m) plus bay

UPVC double glazed bay window to front elevation, radiator.

Kitchen/Diner 16' 1" x 12' 1" (4.90m x 3.68m)

UPVC double glazed window sliding door to rear garden, UPVC double glazed window to rear elevation, fitted with a range of modern base cupboards and matching eye level units, roll top worksurface over, integrated electric oven and gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, breakfast bar area, under stairs storage cupboard housing meters.

First Floor Landing

Access to loft space.

Bedroom One 14' 0" (into bay) x 9' 11" (4.26m x 3.02m)

UPVC double glazed bay window to front elevation, radiator.

Bedroom Two 12' 2" x 9' 11" (3.71m x 3.02m)

UPVC double glazed window to rear elevation, radiator, wall mounted boiler.

Bedroom Three 8' 0" x 6' 0" (2.44m x 1.83m)

UPVC double glazed window to front elevation, radiator.

Bathroom 5' 9" x 5' 3" (1.75m x 1.60m)

Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower connection off, shower screen, extractor fan.

Outside

The rear garden is enclosed by panelled fencing, mainly laid to lawn with patio areas and pathway to large shed also accessible via rear service road to rear. The front of the property is mainly enclosed by hedging, lawned garden with pathway to the covered porch.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

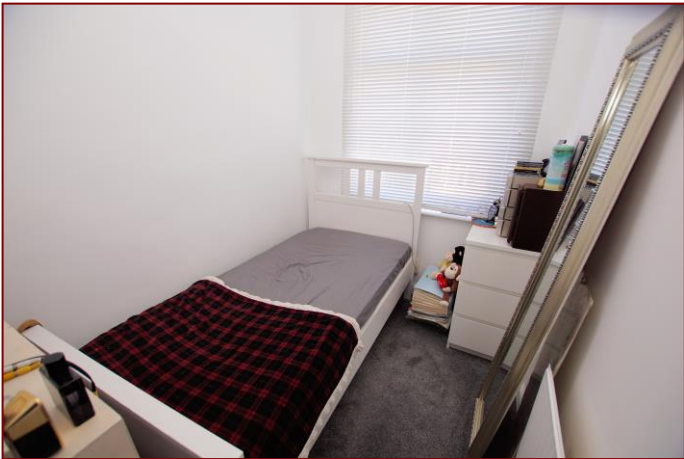
Sewerage: Mains

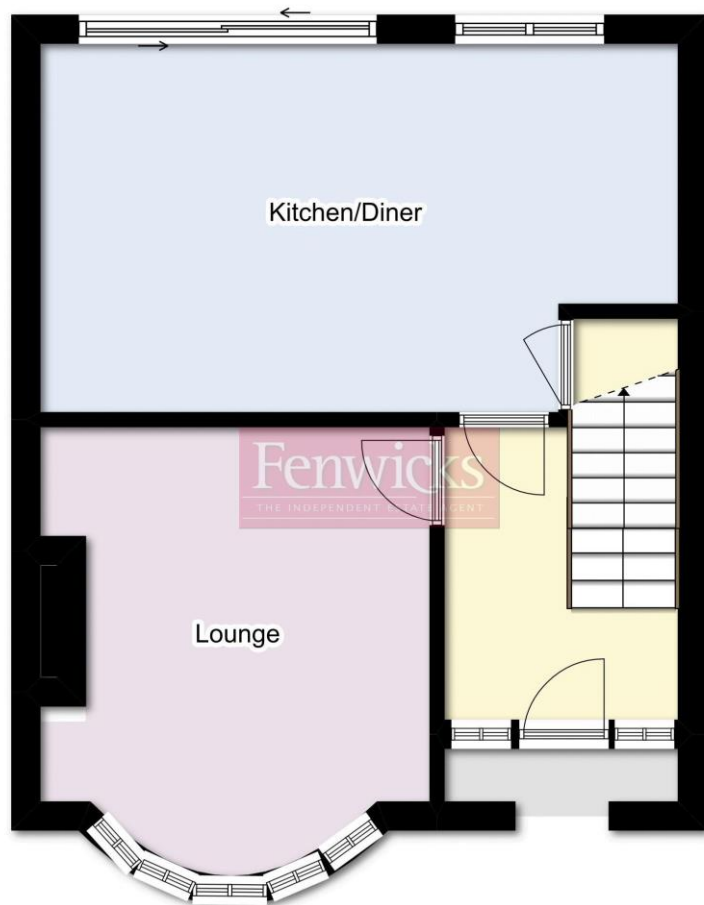
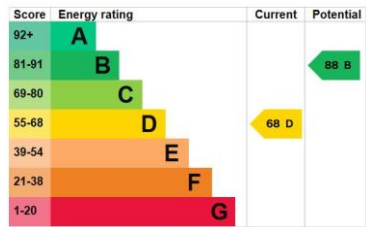
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Freehold

Council Tax Band: B





Ground Floor



First Floor

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

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



DRAFT DETAILS

£255,000
Hill Park Road, Gosport, PO12 3EB

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT