

**\* A deceptively spacious bungalow having been much improved by the current owners, benefitting from open plan kitchen/diner, lounge, three bedrooms, enclosed rear garden \***

**The Accommodation Comprises:**

Obscured UPVC double glazed door into:

**Entrance Hall**

Laminate flooring, cupboard housing meters, radiator, stairs to first floor, door to:

**Bedroom Three 11' 9" x 8' 9" (3.58m x 2.66m)**

UPVC double glazed window to front elevation, access to loft hatch, laminate flooring, radiator.

**Family Bathroom 9' 11" x 7' 0" (3.02m x 2.13m)**

Obscured UPVC double glazed window to front elevation, wash hand basin with mixer tap, low level WC, double shower cubicle with shower attachment and waterfall shower over, chrome ladder-style radiator, tiled flooring, inset spotlights, mirror fronted unit to wall.

**Utility Room 5' 7" x 5' 5" (1.70m x 1.65m)**

UPVC double glazed window to side elevation, space and plumbing for washing machine and tumble dryer, extractor fan, inset spotlights,

**Open Plan Family Room 30' 1" x 15' 10" (9.16m x 4.82m)**

**Lounge Area**

Two UPVC double glazed windows to side elevation, radiator, raised seating area, laminate flooring, inset spotlights, arch into:

**Kitchen/Dining Area**

UPVC double glazed window and French doors to rear elevation, integrated dishwasher, space for range-style oven, integrated wine cooler, space for American-style fridge freezer, extractor hood, range of base cupboards and matching eye level units, radiator, space for table and chairs, laminate flooring.

**First Floor Landing**

UPVC double glazed window to rear elevation, storage cupboard, radiator.

**Bedroom Two 17' 11" x 10' 1" (5.46m x 3.07m)**

Two Velux windows, storage cupboard, inset spotlights.

**Bedroom One 13' 0" x 9' 11" (3.96m x 3.02m)**

Two UPVC double glazed windows to side elevation, Velux window to front elevation, eaves storage cupboard, radiator, door to:

**Dressing Area**

Inset spotlights, radiator.

**Cloakroom 5' 1" x 3' 2" (1.55m x 0.96m)**

Wash hand basin set in vanity unit with mixer tap, laminate flooring, extractor fan, low level WC, inset spotlights, chrome-style radiator.

**Outside**

To the front is a low maintenance garden enclosed by a brick wall, and pedestrian gate.

The rear garden is a delightful feature of the property enclosed by panel fencing, large storage shed, mainly laid to artificial lawn, with raised patio seating area, side access with pedestrian gate, outside water tap and power.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

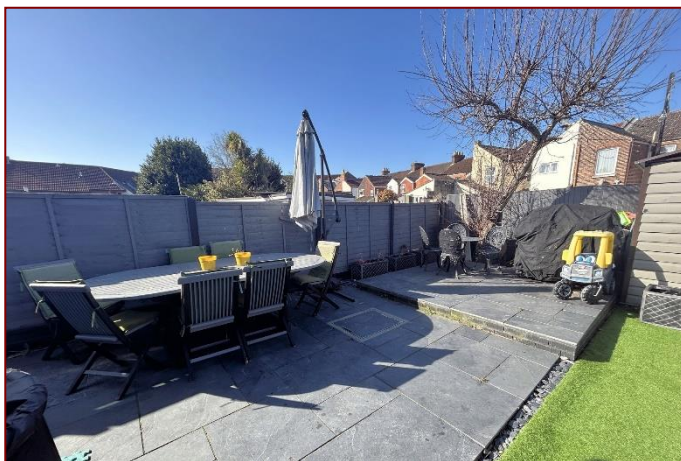
Sewerage - Mains

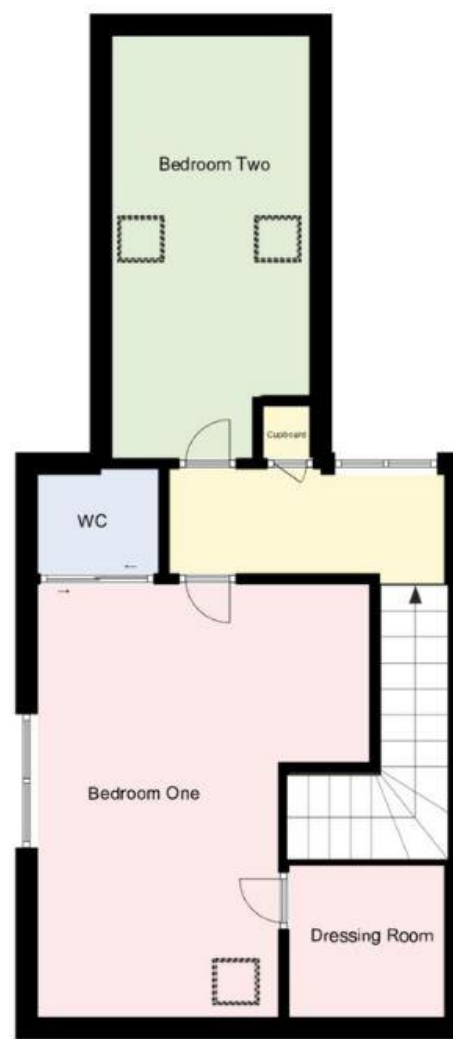
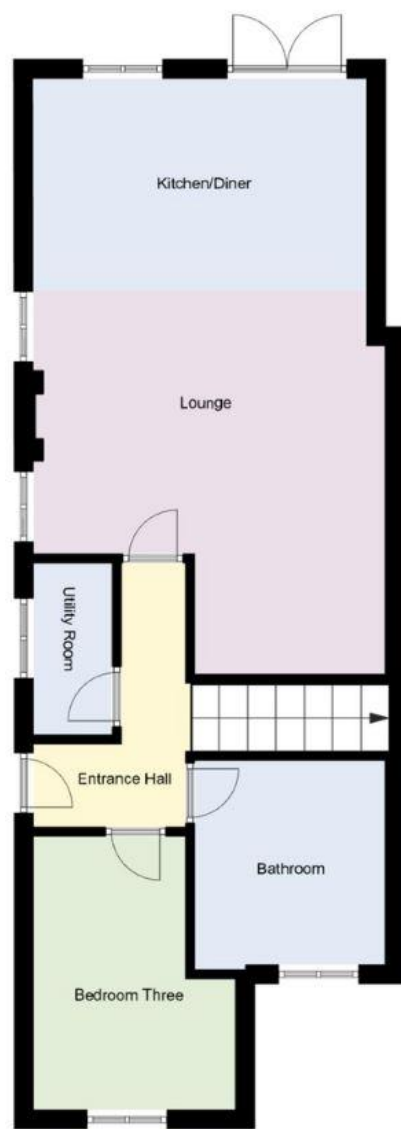
Mobile & Broadband coverage <https://checker.ofcom.org.uk>

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

Tenure: Freehold

Council Tax Band: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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£269,500

Prince Alfred Street, Gosport, PO12 1QH

\*DRAFT DETAILS\*

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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