

A well presented freehold two bedroom detached bungalow situated in the popular Peel Common location, benefitting from a modern fitted kitchen and bathroom, air conditioning, spacious lounge/ diner, garage & allocated parking to the rear.

The Accommodation Comprises:-
Obscured UPVC double glazed front door to:

Entrance Hall:-
Inset spotlights, radiator, cupboard housing meters and consumer unit, cupboard housing gas boiler with shelving, access to loft space, thermostat control to wall.

Kitchen:- 9' 3" x 8' 4" (2.82m x 2.54m)
UPVC double glazed window to front elevation, refitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, integrated oven and grill, integrated gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/ freezer and tumble dryer.

Lounge/ Dining Room:- 21' 9" x 12' 3" (6.62m x 3.73m) narrowing to 9' 3" (2.82m)
UPVC double glazed windows to front and rear elevations, UPVC double glazed door to rear garden, two radiators, space for table and chairs, air conditioning unit.

Bedroom One:- 11' 7" x 10' 11" (3.53m x 3.32m)
UPVC double glazed French doors and windows to rear garden, radiator, air conditioning unit.

Bedroom Two:- 8' 11" x 8' 3" (2.72m x 2.51m)
UPVC double glazed window to side elevation, radiator, storage recess with hanging rail.

Bathroom:- 6' 10" x 5' 10" (2.08m x 1.78m) maximum measurements
Obscured UPVC double glazed window to front and side elevation, low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, panelled bath with spa jets, mixer tap, waterfall shower head with additional shower head, shaver point, heated towel radiator.

Outside:-
The rear garden is enclosed by wood panelled fencing, mainly laid to patio with pathway and lawn area, pergola/ seating area, gate providing side pedestrian access, further gates providing rear pedestrian access, summer house. Garage with power and light connected, with parking space in front. To the front of the property are well maintained communal gardens.

Agents Note:-
The vendor informs us that there is a service/ maintenance charge (for upkeep of those communal gardens) of approximately £620 per annum.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: Mains
Gas Supply: Mains
Sewerage: Mains
For mobile & broadband coverage check:
<https://checker.ofcom.org.uk>
For flood risk check: www.gov.uk/check-long-term-flood-risk



Awaiting EPC



Tenure: Freehold

Council Tax Band: D

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

£285,000
Langstone Walk, Peel Common, Gosport, PO13 0QN

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

Fenwicks
THE INDEPENDENT ESTATE AGENT