Situated in the ever popular Peel Road is this beautifully presented and rich in character 1930's family home. The property is situated on a corner plot and boasts three bedrooms, sun room, downstairs cloakroom, solar panels and battery. Nearby Stoke Road offers shops, cafes and transport links. An internal viewing is recommended to appreciate the accommodation offered for sale.

The Accommodation Comprises:-
Composite front door to:

Entrance Hall:-
Stairs to first floor, two under-stairs storage cupboards, door to:

Lounge:- 12' 2'' x 11' 7'' (3.71m x 3.53m) plus bay
UPVC double glazed bay window to front elevation, picture rail, fireplace, bespoke cupboards, radiator.

Kitchen/ Diner:- 18' 5'' x 11' 6'' (5.61m x 3.50m)
Formally two rooms, now boasting a social space combining cooking and entertaining. Inset spotlighting, UPVC double glazed window to rear elevation, fitted with a modern range of base cupboards and matching eye level units, roll top work surface over, one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and hob with extractor hood over, integrated dishwasher, peninsula, space for fridge/ freezer, space for table and chairs, picture rail, fireplace, bespoke cupboards, radiator, utility cupboard housing combination boiler with space and plumbing for washing machine, double opening glazed oak doors to:

Sun Room:- 13' 5'' x 9' 5'' (4.09m x 2.87m)
Glass roof, UPVC double glazed window and door to side elevation, UPVC double glazed windows to side elevation, UPVC double glazed patio doors to rear garden, modern vertical radiator, door to:

Cloakroom:- 4' 0'' x 2' 4'' (1.22m x 0.71m)
Obscured UPVC double glazed window to rear elevation, low level close coupled WC with basin on top with mixer tap.

First Floor Landing:-
Access to loft space, dado rail, door to:

Bedroom One:- 11' 6'' x 11' 0'' (3.50m x 3.35m) plus wardrobes
UPVC double glazed window to front elevation, picture rail, fireplace, bespoke cupboards, further fitted cupboard, radiator.

Bedroom Two:- 11' 6'' x 10' 3'' (3.50m x 3.12m)
UPVC double glazed window to rear elevation, picture rail, fireplace, bespoke cupboards, radiator.

Bedroom Three:- 8' 7'' x 8' 1'' (2.61m x 2.46m)
UPVC double glazed window to rear elevation, picture rail, radiator.

Bathroom:- 8' 1'' x 5' 11'' (2.46m x 1.80m) maximum measurements
Obscured UPVC double glazed window to front elevation, low level close coupled WC, pedestal wash hand basin, panelled bath with taps and mains shower over, shower screen, chrome ladder style radiator.

Outside:-
The rear garden is a delightful feature of the home, enclosed by wood panelled fencing and brick wall, mainly laid to lawn with patio areas, sleeper beds, a mature range of shrubs and fruit trees, gates providing side and rear pedestrian access, large workshop/ shed with window and door, further shed with power. Outside tap and power point. To the front of the property is a garden laid to paving with low brick wall and gate, bushes to border. To the side of the property is a driveway offering off road parking for two vehicles.

Agents Note:-
The property benefits from owned solar panels and battery storage, of which will be transferred upon sale. Further details available upon request.

General Information:-
Conservation Area
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Southern Water
Electricity Supply: Mains
Gas Supply: Mains
Mobile and broadband coverage: Please check via: https://checker.ofcom.org.uk/
Flood risk: Please check via: https://www.gov.uk/check-long-term-flood-risk







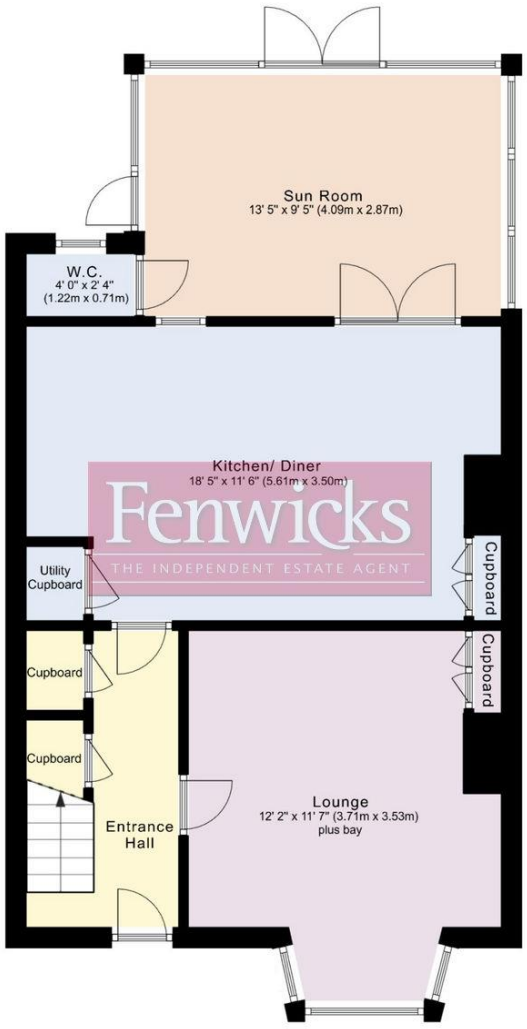


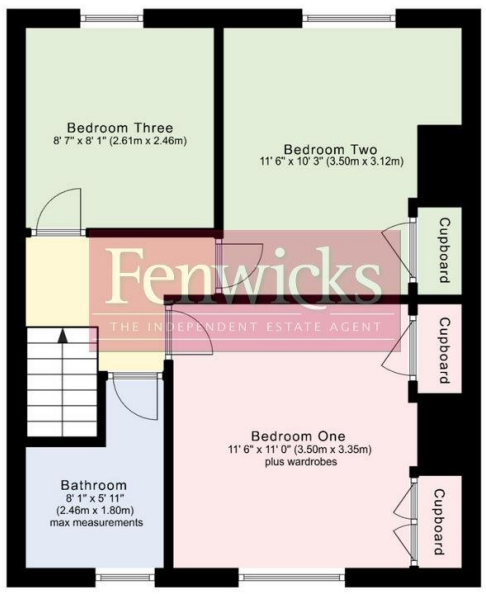






Fenwicks
THE INDEPENDENT ESTATE AGENT





Awaiting EPC

Tenure: Freehold

Council Tax Band: B

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The Property Ombudsman



£350,000

Peel Road, Gosport, PO12 1JS

DRAFT DETAILS

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