

A spacious family home in a convenient location close to shops & amenities, benefitting from three well proportioned bedrooms, spacious lounge/dining room, first floor bathroom, low maintenance enclosed rear garden with garden room/garage.

The Accommodation Comprises:

UPVC front door to:

Entrance Porch 5' 1" x 2' 11" (1.55m x 0.89m)

UPVC double glazed windows to front and side elevation, door to:

Lounge 13' 9" x 11' 9" (4.19m x 3.58m)

UPVC double glazed bay window to front elevation, radiator, archway to:

Dining Room 14' 1" x 11' 8" (4.29m x 3.55m)

UPVC double glazed window to rear elevation, radiator, stairs to first floor, double doors to:

Kitchen/Utility Room 22' 9" x 9' 7" (6.93m x 2.92m)

UPVC double glazed window to side elevation, inset spotlighting, fitted with a range of base cupboards and matching eye level units, integrated double oven, hon with extractor hood over, sink with mixer tap, space for fridge/ freezer, space and plumbing for washing machine.

First Floor Landing

Access to loft via hatch.

Bedroom One 11' 8" x 11' 8" (to wardrobe) (3.55m x 3.55m)

UPVC double glazed window to front elevation, built in wardrobes, radiator.

Bedroom Two 10' 7" x 8' 9" (3.22m x 2.66m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 17' 4" (into bay) x 8' 8" (5.28m x 2.64m)

UPVC double glazed bay window to rear elevation, radiator.

Shower Room 10' 10" x 5' 11" (3.30m x 1.80m)

Obscured UPVC double glazed window to side elevation, suite comprising of low level WC, wash hand basin with mixer tap set in vanity unit, shower cubicle with overhead shower, ladder style radiator.

Garden Room/Garage 14' 2" x 10' 3" (4.31m x 3.12m)

The garden room is insulated with light and power, door into garage which also has light and power and electric door.

Outside

The rear garden is enclosed by panelled fencing, mainly laid to lawn with mature trees and shrubs to borders, spacious patio for entertaining.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

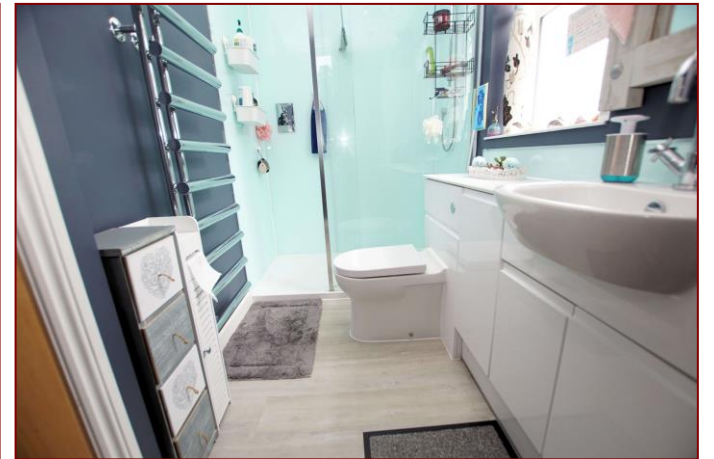
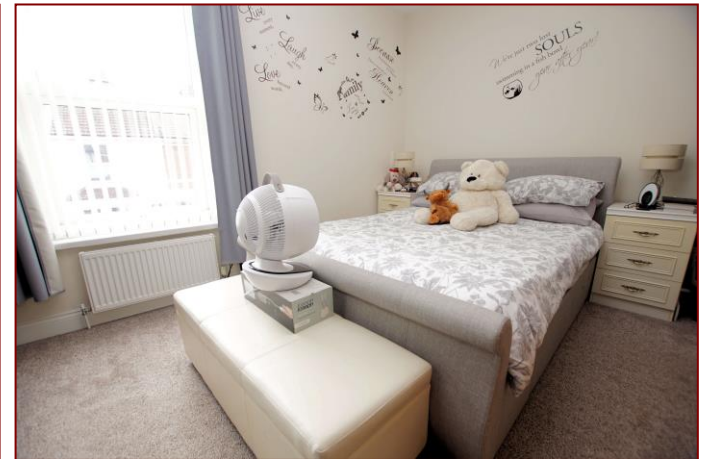
Electric Supply - Mains

Gas Supply - Mains Sewerage - Mains

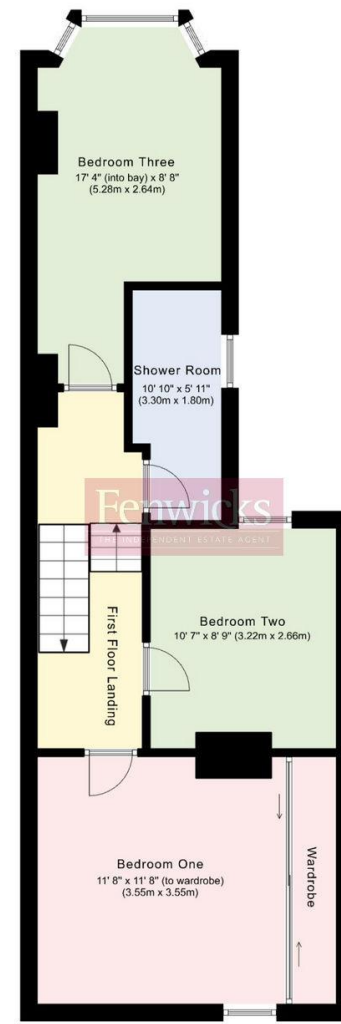
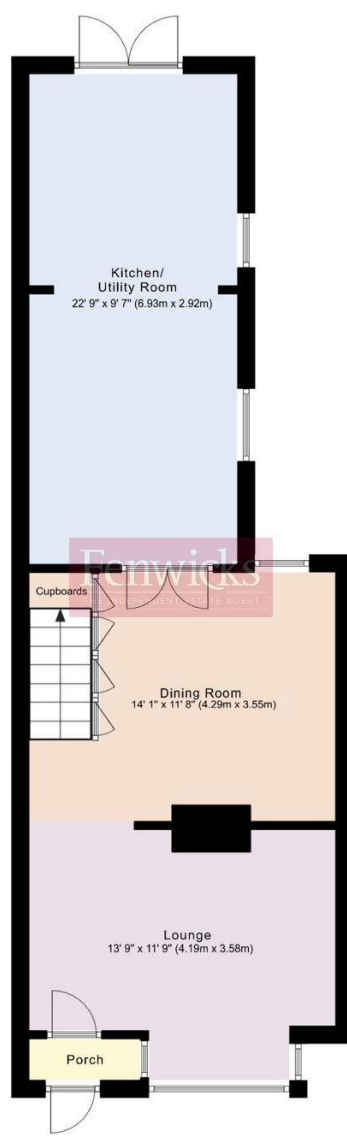
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	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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DRAFT DETAILS

Offers in Excess of £290,000
Kings Road, Gosport, PO12 1PY

Fenwicks

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