

Fairthorne Gardens, Gosport,  
Hampshire, PO12 3PU

£375,000



Semi Detached House

Four Bedrooms

Block Paved Driveway & Integral Garage

Double Glazing & Gas Central Heating

Enclosed Rear & Side Gardens

Cul De Sac Location

Spacious Living Room With Separate  
Dining Area

Bay House School Catchment Area

Ground Floor W.C.

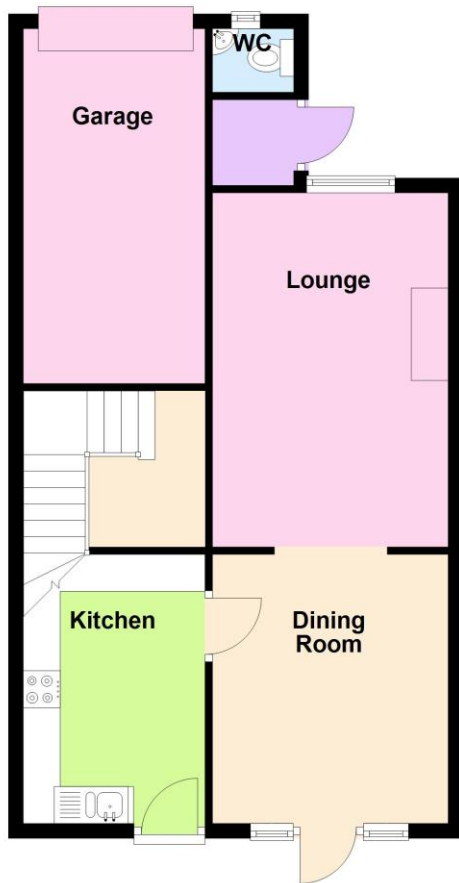
**023 9258 5588**

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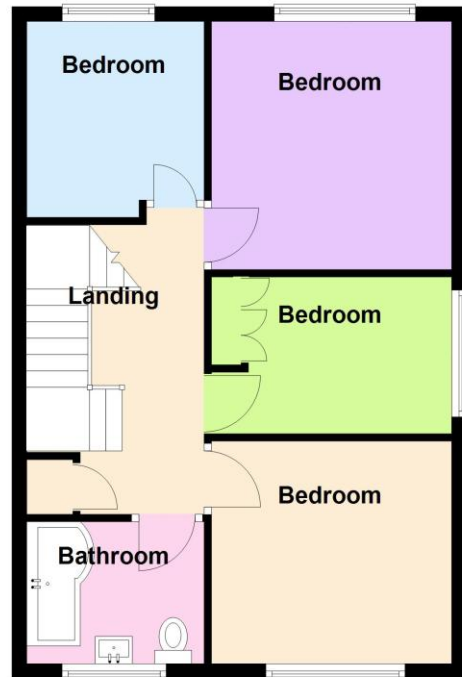
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**Ground Floor**



**First Floor**



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Entrance Porch	PVCu double glazed front door, radiator, coved ceiling.
Cloakroom	Low level W.C., corner hand basin, PVCu double glazed window, radiator, coved ceiling.
Lounge	15'8" (4.78m) x 10'5" (3.18m) PVCu double glazed window, fireplace with hearth and gas fire, radiator, coved ceiling with ceiling rose.
Dining Area	11'11" (3.63m) x 10'8" (3.25m) PVCu double glazed window and door to garden, radiator, coved ceiling, ceiling rose.
Kitchen	11'0" (3.35m) x 8'1" (2.46m) 1½ bowl sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for dryer, space for fridge, PVCu double glazed window and door, radiator, coved ceiling, tiled splashbacks, ceramic tiled floor, gas wall mounted central heating boiler.
Inner Hallway	Understairs cupboard, coved ceiling, stairs to first floor.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard, spindled balustrade.
Bedroom 1	10'11" (3.33m) x 10'8" (3.25m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	10'8" (3.25m) x 9'11" (3.02m) PVCu double glazed window, radiator, coved ceiling, fitted wardrobes.B
Bedroom 3	8'9" (2.67m) x 8'0" (2.44m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 4	10'8" (3.25m) x 6'11" (2.11m) PVCu double glazed window, radiator, fitted wardrobes, coved ceiling.
Bathroom	Modern white suite of panelled bath with mixer tap and separate shower over, pedestal hand basin, low level W.C., tiled splashbacks, chrome heated towel rail, coved ceiling, PVCu double glazed window.
OUTSIDE	
Front Garden	Block paved car hardstanding, side pedestrian access to side garden.
Integral Garage	With electric roller door, power and light.
Side Garden	Lawn area.
Rear Garden	Block paved patio, lawn, flower borders, further patio to rear.

## Services

We understand that this property is connected to mains gas, electric, water and sewage.

## Tenure

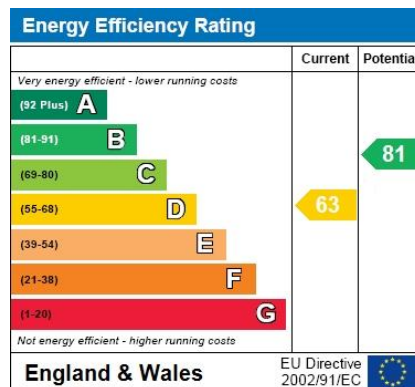
Freehold.

## Council Tax

Band D.

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate  
available upon request

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.