

A surprisingly spacious three bedroom end of terrace family home situated in a popular area of Gosport. The property benefits from a side and rear extension providing additional living space. There is also off road parking.

The Accommodation Comprises:

UPVC double glazed front door with arched window surrounding to:

Entrance Porch:

Glazed door to:

Entrance Hall:

Stairs to first floor, under stairs storage cupboard, laminate flooring, radiator.

Cloakroom: 6' 9" x 3' 3" (2.06m x 0.99m)

Close coupled WC, wash hand basin, extractor fan, ladder style radiator.

Lounge: 13' 7" x 10' 7" (4.14m x 3.22m)

UPVC double glazed bay window to front elevation, laminate flooring, radiator.

Kitchen/Breakfast Room: 12' 7" x 12' 10" (3.83m x 3.91m) plus additional area 9' 8" x 6' 10" (2.94m x 2.08m)

Refitted with a modern range of base cupboards and matching eye level units, Quartz worksurface, integrated electric oven, induction hob, recess and plumbing for dishwasher, one and a half bowl sink unit with mixer tap, drawer units, space for fridge freezer, integrated microwave, corner ladder cupboard and further pull out ladder units, continuation of matching laminate flooring, inset spotlighting over the kitchen area, modern vertical style radiator.

Dining Room: 18' 8" x 8' 8" (5.69m x 2.64m)

UPVC double glazed window and double opening doors to rear, roof lantern, continuation of matching laminate flooring, door to:

Family Room: 16' 2" x 14' 5" (4.92m x 4.39m)

UPVC double glazed windows and double opening doors to garden and driveway, cupboard housing boiler, recess and plumbing for washing machine and tumble dryer, inset spotlighting.

First Floor Landing:

Access to loft space.

Bedroom One: 13' 8" x 10' 9" (4.16m x 3.27m) plus bay

UPVC double glazed bay window to front elevation, coved ceiling, modern vertical style radiator.

Bedroom Two: 12' 9" x 12' 0" (3.88m x 3.65m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three: 7' 0" x 5' 10" (2.13m x 1.78m)

UPVC double glazed window to front elevation, radiator.

Shower Room; 6' 8" x 5' 9" (2.03m x 1.75m)

UPVC obscured double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, shower cubicle with mains shower and rainfall shower head, extractor fan, ladder style radiator.

Outside:

The garden is a delightful feature of the home, enclosed by wall and fencing, side pedestrian access by gate, laid to artificial grass with patio seating area, mature shrubs and trees, power point and lighting. To the rear of the property is a driveway providing ample off-road parking. To the front of the house is a further garden.

General Information:

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

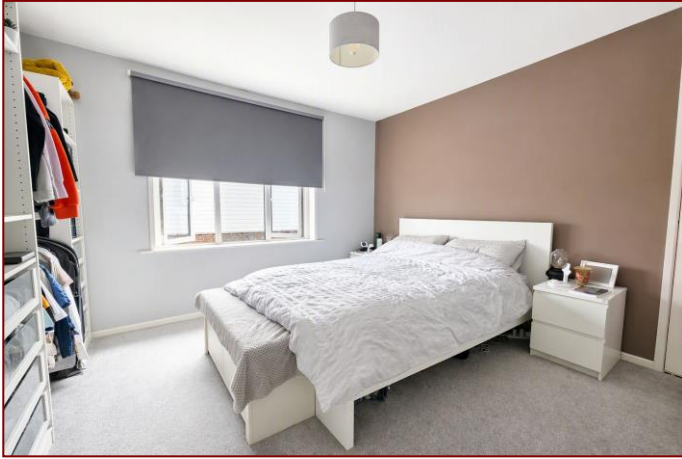
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

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

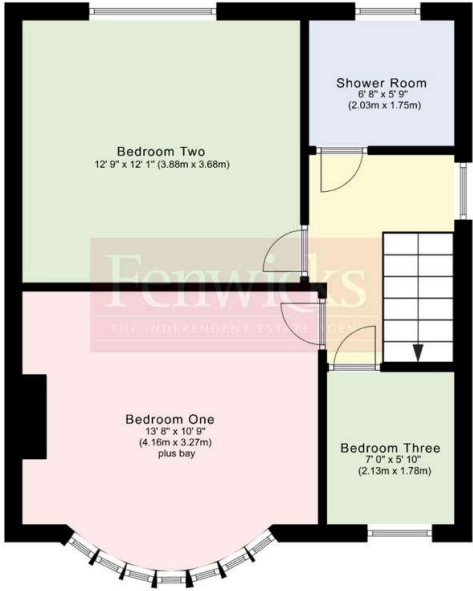
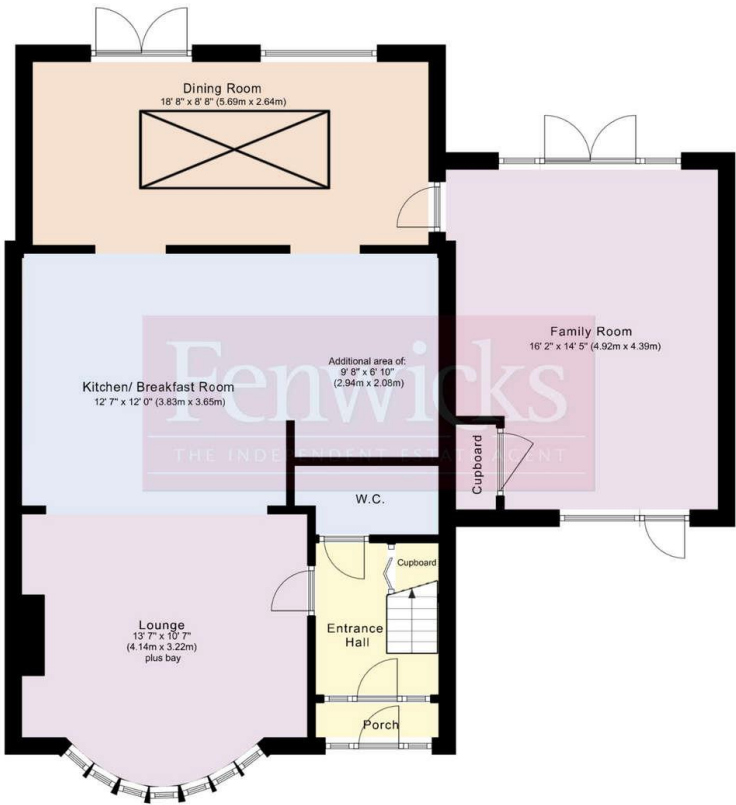
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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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

£315,000
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