

Offered for sale with no forward chain is this two bedroom home with enclosed rear garden and allocated parking space to front. Situated in a quiet Cul-de-Sac and conveniently located for local shops, transport links, Gosport Park, Alver Creek and Stokes Bay.

The Accommodation Comprises:

UPVC double glazed front door to:

Lounge 13' 3" x 13' 3" (4.04m x 4.04m)

UPVC double glazed window to front elevation, radiator, stairs to First Floor, door to:

Kitchen/Diner 9' 2" x 13' 3" (2.79m x 4.04m)

UPVC double glazed door and windows to rear garden, fitted with a range of base cupboards and matching eye level units, roll top work surface over, one and a half bowl stainless steel sink unit with mixer tap, space for oven, space and plumbing for washing machine, space for under-counter fridge, space for table and chairs, under-stairs storage recess, wall-mounted boiler (less than two years old), radiator.



First Floor Landing

Access to loft space, cupboard, doors to:

Bedroom One 9' 5" x 13' 3" (2.87m x 4.04m)

Two UPVC double glazed windows to front elevation, radiator.



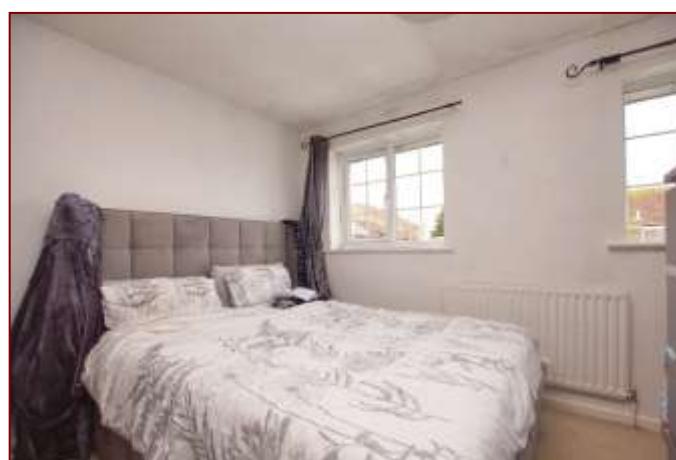
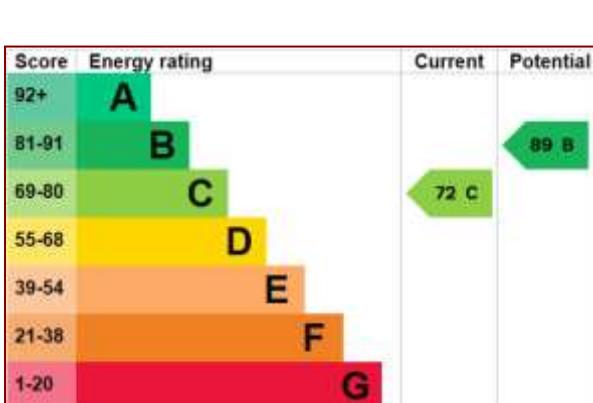
Bathroom

Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and electric shower over, radiator.

Outside

To the front of the property is a block-paved allocated parking space.

The rear garden is enclosed by wood panelled fencing and hedging, gate providing rear pedestrian access, mainly laid to lawn with patio area.





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

£225,000
Sunbeam Way, Gosport, PO12 2BN

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

Fenwicks
THE INDEPENDENT ESTATE AGENT