



GUIDE PRICE

£325,000 - £340,000

22 Fairwater Close

Gosport, Hampshire, PO13 0HF

A well-presented family home offering spacious and comfortable accommodation, complemented by a substantial garden. The property features a fitted kitchen with a good range of cupboards and space for a home office, making it well suited to modern family living and working from home. The light and airy lounge/diner provides an inviting space for both relaxing and entertaining, while a convenient downstairs cloakroom adds further practicality. Upstairs, there are three good-sized bedrooms and a well-appointed four-piece family bathroom suite. Outside, the substantial garden offers plenty of room for outdoor dining, entertaining and family activities. An attractive family home combining well-proportioned accommodation, useful living space and a generous garden.

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ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 19' 9" x 11' 9" (6.04m x 3.60m)

LOUNGE/DINER 19' 10" x 13' 10" (6.07m x 4.24m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 12' 9" x 9' 9" (3.91m x 2.99m)

BEDROOM TWO 13' 9" x 8' 11" (4.21m x 2.72m)

BEDROOM THREE 10' 7" x 8' 0" (3.25m x 2.46m)

BATHROOM

OUTSIDE

REAR ENCLOSED GARDEN

DRIVEWAY





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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