

This extended three bedroom semi-detached house is ideally located between Gosport & Fareham. The deceptively spacious accommodation benefits from an open plan kitchen/dining room and three reception rooms.

**The Accommodation Comprises:**

Composite glazed front door to:

**Entrance Hall**

Coved ceiling, picture rail, UPVC double glazed window to side elevation, dado rail, radiator, storage cupboard, door to:

**Cloakroom**

Obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin.

**Lounge 12' 11" x 12' 9" (3.93m x 3.88m)**

UPVC double glazed double opening doors to front elevation, coved ceiling, dado rail, picture rail, feature fireplace with decorative surround, tiled inset and hearth.

**Dining Room 13' 0" x 10' 2" (3.96m x 3.10m)**

Coved ceiling, picture rail, radiator, electric fire with brick surround, windows and double opening glazed doors to:

**Kitchen/Breakfast Room 14' 11" x 18' 1" (4.54m x 5.51m)**

UPVC double glazed windows and double opening doors to rear garden, fitted with a range of base cupboards with matching eye level units, worksurface over, single drainer sink unit with mixer tap, space and plumbing for washing machine, space for undercounter fridge and freezer, integrated electric oven, gas hob, extractor over.

**Study 9' 11" x 7' 11" (3.02m x 2.41m)**

UPVC double glazed window to side elevation, shelving, radiator.

**First Floor Landing**

Coved ceiling, window to side elevation, storage cupboard.

**Bedroom One 12' 11" x 12' 9" (3.93m x 3.88m) max**

Coved ceiling, picture rail, UPVC double glazed window to front elevation, radiator, built-in wardrobe.

**Bedroom Two 10' 8" x 10' 3" (3.25m x 3.12m)**

UPVC double glazed window to rear elevation, radiator, drawer unit and wardrobe into recess, stairs to loft room, under-stairs wardrobe.

**Bedroom Three 9' 10" x 7' 11" (2.99m x 2.41m) max**

UPVC double glazed window to rear elevation, storage cupboard, radiator.

**Bathroom**

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, ladder-style radiator.

**Loft Room**

Two Velux windows.

**Outside**

To the rear of the property is an enclosed garden, primarily laid to lawn with path to the side of the property, storage shed and greenhouse. To the front is a lawned garden with pathway leading to the front door.

**General Information:**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

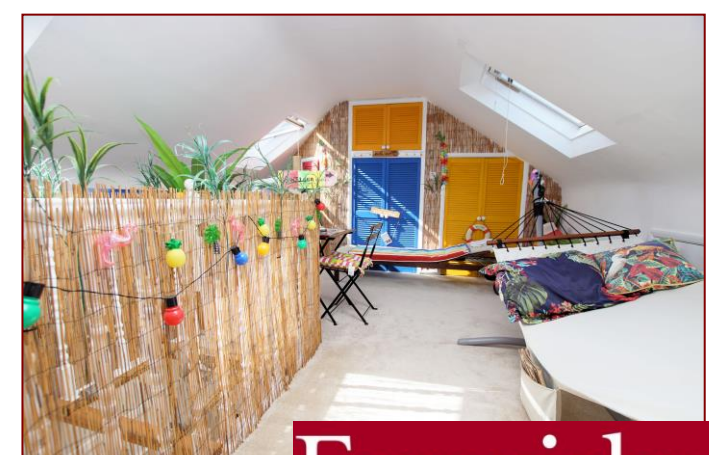
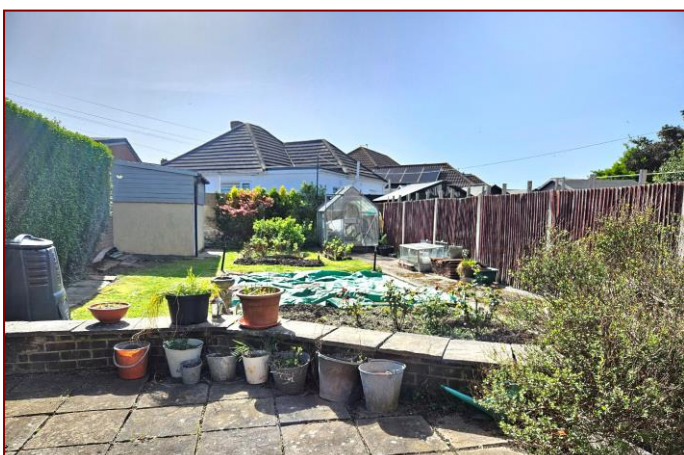
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

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

Tenure: Freehold

Council Tax Band: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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£329,995

Fareham Road, Gosport, PO13 0AB

\*DRAFT DETAILS\*

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Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)