

Beautifully presented three bedroom extended semi-detached house situated in the popular Peel Common area of Gosport. The property benefits from a large garage and additional single garage.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Porch

Coved ceiling, storage cupboard, laminate flooring.

Cloakroom

Obscured UPVC double glazed window to side elevation, low level WC, wash hand basin, radiator.

Dining Area 17' 8" x 9' 0" (5.38m x 2.74m)

Extended to the rear with UPVC double glazed windows and door to rear garden, radiator, laminate flooring, stairs to First Floor, two radiators, storage cupboard with shelving.

Lounge 17' 11" x 10' 2" (5.46m x 3.10m)

Coved ceiling, UPVC double glazed window to front elevation, UPVC double glazed window and double opening doors to rear garden, radiator, gas fireplace, laminate flooring.

Kitchen 13' 0" x 7' 10" (3.96m x 2.39m)

Double aspect with UPVC double glazed windows to front and side elevations, fitted with a range of modern base cupboard and drawer units plus eye level unit, space and plumbing for washing machine and dishwasher, Range-style oven with extractor hood over, wall-mounted boiler, space for fridge/freezer, larder cupboard, one and a half bowl single drainer stainless steel sink unit with mixer tap, tiled flooring.

First Floor Landing

UPVC double glazed window to front elevation, access to loft space, laminate flooring.

Bedroom One 12' 0" x 10' 5" (3.65m x 3.17m)

UPVC double glazed window to front elevation, laminate flooring, radiator, built-in wardrobe.

Bedroom Two 10' 6" x 10' 0" (3.20m x 3.05m) plus door recess

UPVC double glazed window to rear elevation, built-in wardrobe, radiator, laminate flooring.

Bedroom Three 8' 0" x 7' 2" (2.44m x 2.18m)

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

Family Bathroom 7' 0" x 6' 5" (2.13m x 1.95m) maximum measurement

Close coupled WC, wash hand basin set in vanity unit, bath with mains shower over and additional rainfall shower head, obscured UPVC double glazed window to side elevation, ladder-style radiator.

Outside

The property benefits from an enclosed rear garden, primarily laid to lawn with flower borders, shingled area, covered seating area next to the house. There is parking to rear of the garages with side and rear access.

Garage One 17' 9" x 16' 8" (5.41m x 5.08m)

The larger of the two garages has power and light connected, courtesy door to garden, UPVC double glazed window to garden, double opening doors to the rear service road.

Garage Two

Up and over door, courtesy door to garden.

Office

UPVC double glazed doors and windows, decking area, power and light.

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>

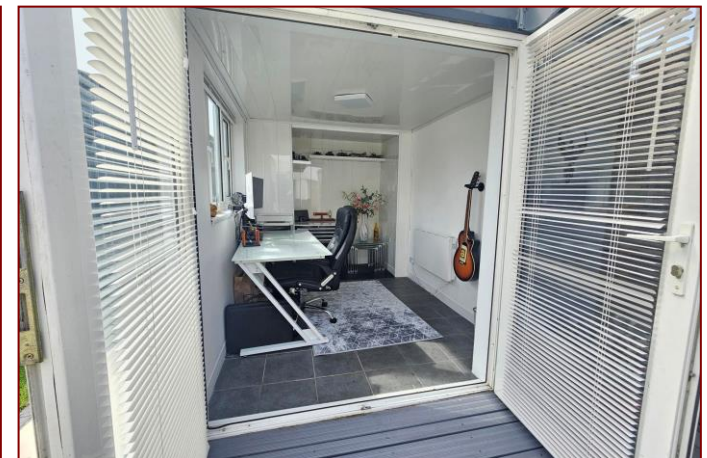
Agents Note:

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: 999 years from new

Ground rent: £5 per annum

Service charge: £679 per annum



Tenure: Leasehold

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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

Langstone Walk, Peel Common, Gosport, PO13 0QN

DRAFT DETAILS

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

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