

A deceptively spacious detached property benefitting from no onward chain, low maintenance rear garden, well-proportioned bedrooms & off road parking.

The Accommodation Comprises: -
Front door to side elevation.

Lounge: - 14' 1" x 13' 6" (4.29m x 4.11m)
UPVC double glazed windows to front and side elevations, radiator, fire surround, hearth, coved ceiling, single glazed French doors to:

Open Plan Kitchen/ Family Room: - 28' 6" x 13' 7" (8.68m x 4.14m)
UPVC double glazed front door to front elevation, radiator, stairs to first floor, storage cupboards, one of which houses Vaillant gas central heating boiler, a range of base cupboards and larder cupboards, worksurface over, space for fridge/freezer, dishwasher (to remain), washing machine, range style cooker (to remain), UPVC double glazed window to side elevation, UPVC double glazed French doors to garden, central breakfast bar, radiator.

Kitchen Area measurements: - 13' 4" x 8' 8" (4.06m x 2.64m)

First Floor Landing: -
UPVC double glazed window to side elevation, access to loft space via hatch.

Bedroom One: - 13' 6" x 11' 10" (4.11m x 3.60m) maximum measurements
UPVC double glazed window to front and side elevation, radiator.

En Suite/ Shower Room: - 6' 10" x 3' 5" (2.08m x 1.04m) maximum measurements
Comprising of a shower cubicle, vanity wash hand basin, low level WC, UPVC double glazed obscured window to side elevation, tiled splashbacks, extractor fan.

Bedroom Two:- 7' 7" x 9' 3" (2.31m x 2.82m) plus wardrobe
UPVC double glazed window, radiator, built in double cupboard.

Bedroom Three:- 9' 0" x 7' 7" (2.74m x 2.31m) plus wardrobe
UPVC double glazed window to side elevation, radiator, built in double cupboard.

Bathroom:- 5' 10" x 5' 7" (1.78m x 1.70m)
White suite briefly comprising of, bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, heated towel rail, tiled walls, UPVC double glazed obscured window to rear elevation.

Outside:-
To the front there is a gravel driveway with space for two cars, side pedestrian access to: The rear garden is low maintenance, with patio, raised flower beds, slate chippings, artificial grass, coved seating area, block built store, double timber gates to rear service road.

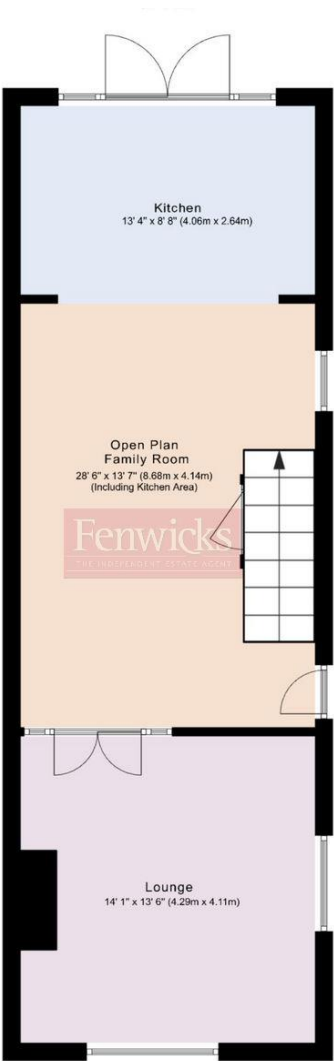
General Information: -
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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

£330,000
Melville Road, Gosport, PO12 4QX

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

Fenwicks
THE INDEPENDENT ESTATE AGENT