

Lerryn Road, Bridgemary,  
Gosport, Hampshire, PO13 0YG

£320,000



Semi Detached Bungalow With Extended  
Accommodation

Lounge & Conservatory With Lantern Roof  
Utility Room & Additional W.C

Brick Built Summer House & 21'11 x 8'10  
Workshop

Cul-De-Sac Location

Two Bedrooms

Spacious Four Piece Bathroom

Low Maintenance Rear Garden & Off  
Road Parking

PVCu Double Glazing & Gas Central  
Heating

No Forward Chain

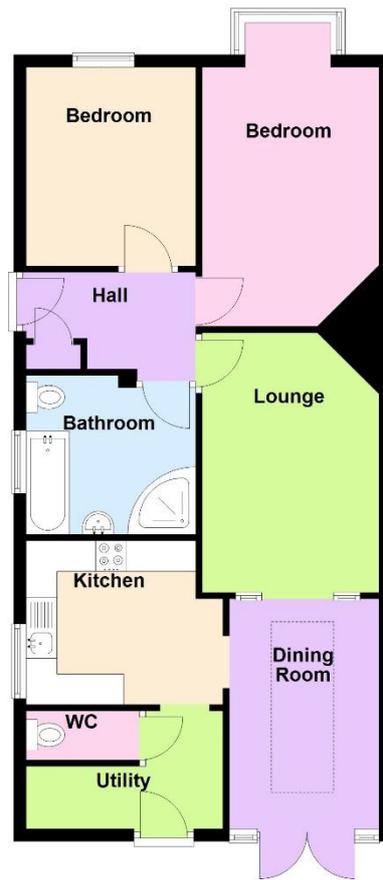
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Ground Floor



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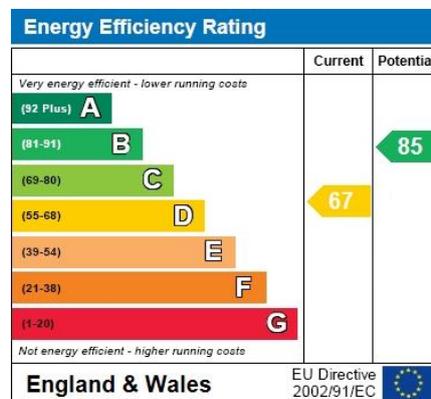
Entrance Hall	PVCu double glazed front door, ceramic tiled floor, meter cupboard, coved ceiling.
Bedroom 1	16'4" (4.98m) Into Bay x 9'4" (2.84m) PVCu double glazed window, radiator, coved ceiling, fitted wardrobes with bridging unit over bed recess.
Bedroom 2	10'8" (3.25m) x 8'11" (2.72m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	8'10" (2.69m) x 8'5" (2.57m) Panelled bath with antique style mixer tap and shower attachment, separate shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, ceramic tiled floor, chrome heated towel rail, tiled walls.
Lounge	13'10" (4.22m) x 9'4" (2.84m) Radiator, coved ceiling, ceiling rose.
Conservatory	12'7" (3.84m) x 7'9" (2.36m) PVCu double glazed roof lantern, PVCu double glazed French doors to garden.
Kitchen	10'5" (3.18m) x 8'9" (2.67m) Ceramic sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, integrated dishwasher, ceramic tiled floor.
Utility Room	10'4" (3.15m) Max x 6'3" (1.91m) L shaped, Worktop and wall units, space for dryer and additional appliance space, plumbing for washing machine, PVCu double glazed door to garden, ceramic tiled floor, coved ceiling.
W.C. off	With low level W.C., wall mounted Vaillant gas central heating boiler.
OUTSIDE	
Front Garden	Blocked paved hardstanding and space for cars, timber side gate to further block paved passageway.
Rear Garden	Of sunny aspect with block paving for low maintenance, raised flower beds, concrete base for shed (current shed not remaining).
Brick Built Summerhouse	10'1" (3.07m) x 7'3" (2.21m) PVCu double glazed French doors.
Workshop	21'11" (6.68m) x 8'10" (2.69m) 2 PVCu double glazed windows, power and light, PVCu double glazed door.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

Band C.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.