

A well-presented three bedroom mid-terrace family home boasting character features and charm throughout. The property benefits from an enclosed rear garden, bay window and forecourt.

The Accommodation Comprises:
UPVC double glazed door to:

Entrance Hall
Stairs to First Floor, under-stairs storage cupboard, radiator, doors to:

Lounge 12' 2" x 10' 10" (3.71m x 3.30m)
Coved ceiling, UPVC double glazed bay window to front elevation, radiator, log burner.

Dining Room 9' 11" x 9' 9" (3.02m x 2.97m)
UPVC double glazed window to rear elevation, picture rail, feature fireplace, radiator.

Kitchen/Breakfast Room 17' 1" x 10' 7" (5.20m x 3.22m)
UPVC double glazed door to rear garden, UPVC double glazed windows to side elevation, fitted with a range of base cupboards and matching eye level units, worksurface over, Butler sink with stainless steel mixer tap, tiled splashbacks, space for cooker with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, space for table and chairs, radiator.

First Floor Landing
Access to loft space, doors to:

Bedroom One 10' 10" x 15' 3" (3.30m x 4.64m)
Coved ceiling, two UPVC double glazed windows to front elevation, built-in wardrobe, feature fireplace, radiator.

Bedroom Two 11' 9" x 9' 8" (3.58m x 2.94m)
UPVC double glazed window to rear elevation, feature fireplace, picture rail, radiator.

Bedroom Three 10' 5" x 10' 2" (3.17m x 3.10m)
Coved ceiling, UPVC double glazed window to rear elevation, built-in wardrobe, feature fireplace, radiator.

Bathroom
Obscured UPVC double glazed window to side elevation, extractor fan, low level WC with concealed cistern, wash hand basin with mixer tap set in vanity unit, panelled bath with mixer tap, glass shower screen, mains shower with additional rainfall shower head, tiling to wall, chrome towel radiator.

Outside
The rear garden is a delightful feature of the home, enclosed by brick wall and fencing, mainly laid to lawn with patio area laid with mosaic tiles, shingle borders, gate providing rear pedestrian access, shed, outside tap, two brick-built storage sheds, outside cloakroom with low level WC, wall hung corner wash hand basin with mixer tap.

To the front of the property is a courtyard garden enclosed by low brick wall and gate, mosaic tiling, shingle area.

General Information
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax Band: B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

£269,995
 Queens Road, Gosport, PO12 1LF

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

