Fenwicks are pleased to offer for sale this two-bedroom property that benefits from no onward chain, spacious lounge/ diner, modern fitted kitchen, bathroom and en suite & garage to the rear.

The Accommodation Comprises:-
UPVC front door to:

Entrance Hall:-
Meters to wall, archway to:

Open Plan Lounge/ Diner:- 23' 6'' x 12' 11'' (7.16m x 3.93m)
UPVC double glazed window to front elevation, two radiators, laminate flooring, stairs to first floor, under stairs recess with shelving, radiator, UPVC double glazed window to lean to, step up to:

Kitchen:- 11' 8'' x 6' 8'' (3.55m x 2.03m)
A modern fitted kitchen with a range of base cupboards and matching eye level units, round stainless-steel sink unit with mixer tap, integrated oven and grill, space for fridge and freezer, UPVC double glazed window and door to:

Lean To:- 14' 5'' x 4' 10'' (4.39m x 1.47m)
UPVC double glazed door and windows to rear garden, polycarbonate roof, space and plumbing for washing machine, 'Glow-worm' boiler to wall.

Shower Room:- 7' 2'' x 6' 7'' (2.18m x 2.01m) maximum measurements
Obscured UPVC double glazed window to rear elevation, chrome ladder style radiator, extractor fan, corner shower cubicle, wash hand basin with mixer tap, low level WC, tiling to walls and floor.

First Floor Landing:-
Radiator.

Bedroom One:- 12' 9'' x 12' 7'' (3.88m x 3.83m) maximum measurements
UPVC double glazed window to front elevation, radiator.

Bedroom Two:- 10' 6'' x 9' 9'' (3.20m x 2.97m)
UPVC double glazed window to rear elevation, storage cupboard with shelving, radiator, door to:

En Suite:- 6' 7'' x 4' 10'' (2.01m x 1.47m)
Obscured UPVC double glazed window to rear elevation, bath with mixer tap and shower attachment, extractor fan, wash hand basin, radiator, low level WC.

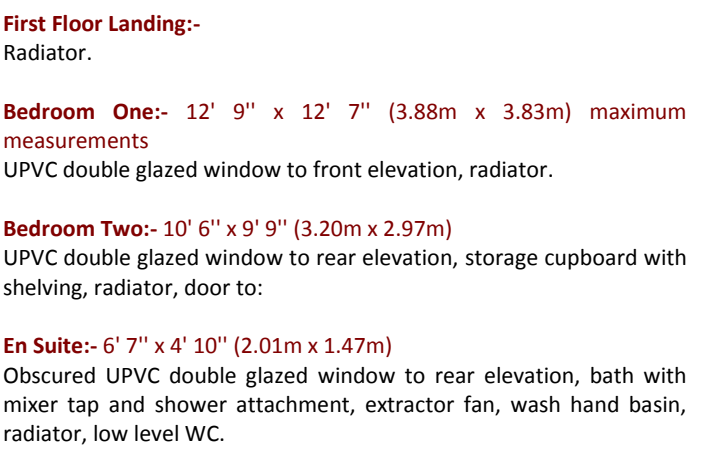
Outside:-
The rear garden is enclosed by panelled fencing and is mainly laid to artificial lawn with patio area.

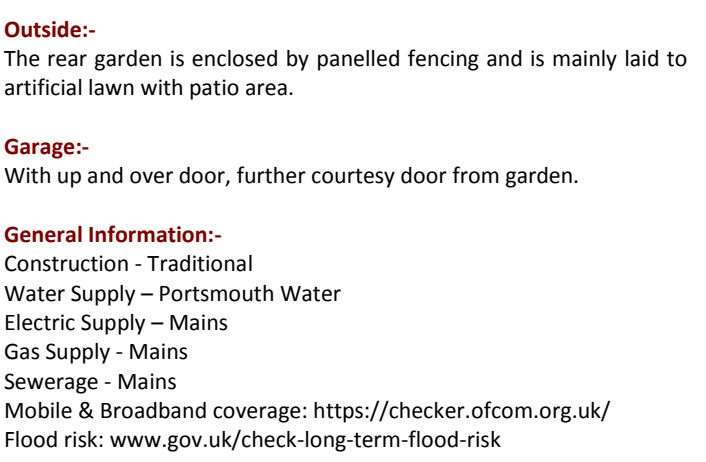
Garage:-
With up and over door, further courtesy door from garden.

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: www.gov.uk/check-long-term-flood-risk









Awaiting EPC

Tenure: Freehold

Council Tax Band: B

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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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The Property Ombudsman



DRAFT DETAILS

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Inverness Road, Gosport, PO12 3HU

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

Fenwicks
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