

A spacious and well-presented three bedroom semi-detached family home benefitting from two parking spaces, downstairs cloakroom, family bathroom as well as en-suite to master.

The Accommodation Comprises:

Composite front door to:

Entrance Hall

Stairs to First Floor, storage cupboard, radiator, door to:

Lounge 13' 10" x 12' 4" (4.21m x 3.76m)

UPVC double glazed window to front elevation, radiator, door to:

Kitchen/Diner 9' 4" x 16' 3" (2.84m x 4.95m)

UPVC double glazed patio doors to rear garden, UPVC double glazed window to rear elevation, fitted with a range of modern base cupboards and matching eye level units, cupboard housing combination boiler, worksurface over, stainless steel sink unit with mixer tap, integrated gas hob with extractor hood over, integrated electric oven and grill, integrated fridge/freezer, integrated washing machine and slimline dishwasher, space for table and chairs, radiator.

Inner Hall

Storage cupboard, door to:

Cloakroom 3' 3" x 6' 0" (0.99m x 1.83m)

Low level close coupled WC, pedestal wash hand basin with mixer tap, extractor fan, radiator.

First Floor Landing

Access to loft space, door to:

Bedroom One 11' 1" x 9' 8" (3.38m x 2.94m) max

UPVC double glazed window to front elevation, radiator, door to:

En-suite 5' 8" x 5' 6" (1.73m x 1.68m)

Obscured UPVC double glazed window to front elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, tiled shower cubicle, tiling to half wall, chrome ladder-style towel rail, extractor fan.

Bedroom Two 10' 10" x 8' 7" (3.30m x 2.61m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 11' 6" x 6' 7" (3.50m x 2.01m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)

Low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower over, shower screen, chrome ladder-style towel rail, extractor fan.

Outside

The rear garden is a delightful feature of the home, enclosed by wood panel fencing with gate providing side pedestrian access, mainly laid to artificial lawn with patio and decking area, shed, outside power point.

To the front of the property is an area laid to gravel with space for bins.

The property benefits from two allocated parking spaces, further visitor spaces are available.

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

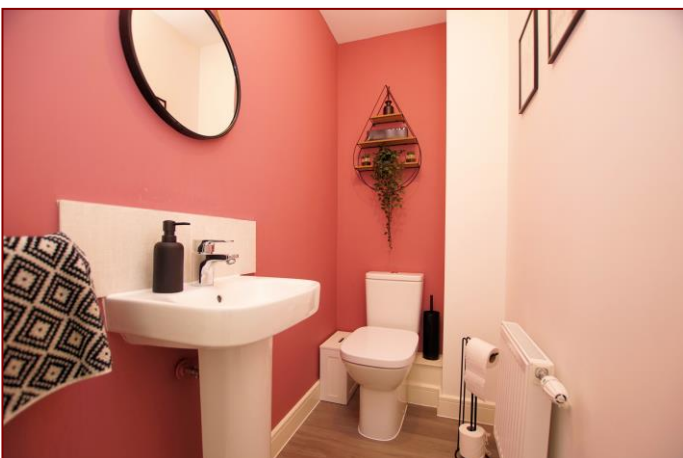
Council Tax Band: B

Agents Note:

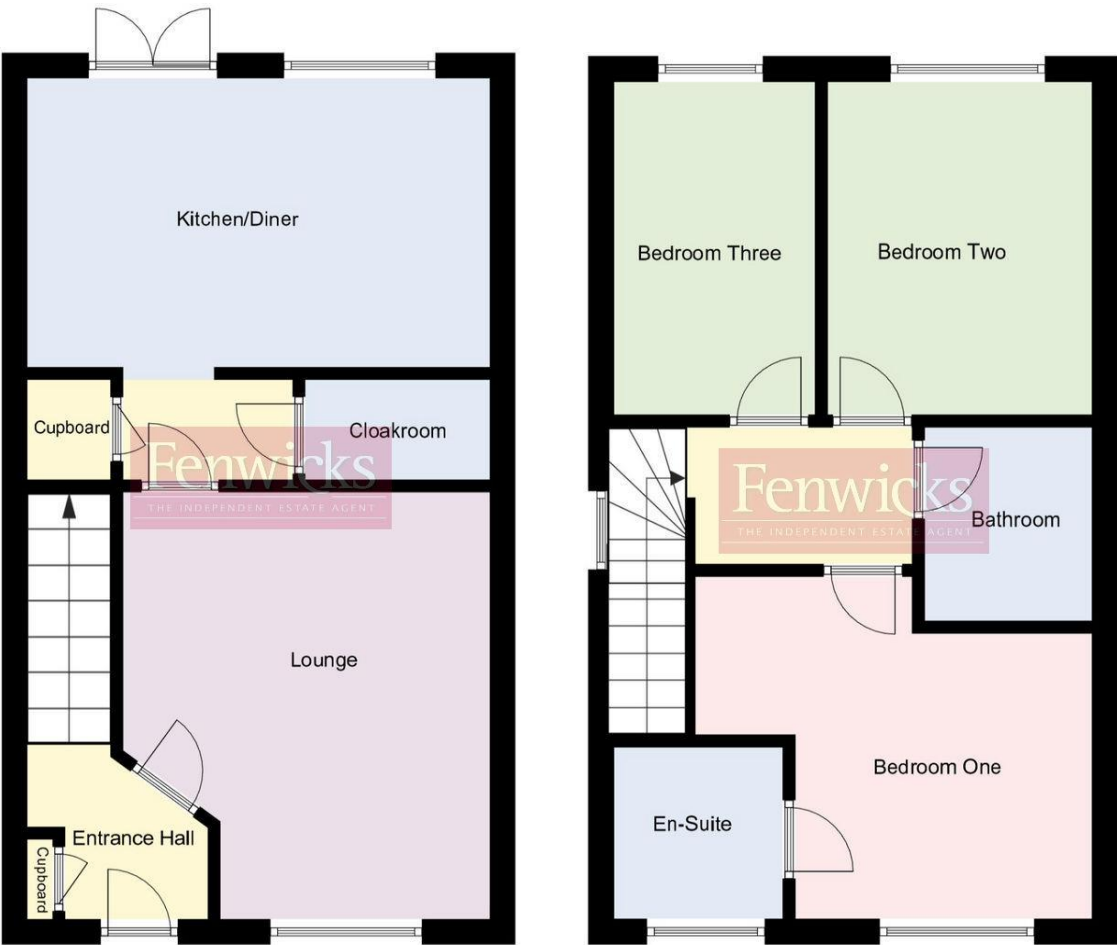
The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Monthly maintenance charge of £28.68 to Vivid.

Yearly charge of £166.74 for 2026/27 to Rowner Community.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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

£300,000
Barrington Close, Gosport, PO13 8NZ

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

Fenwicks
THE INDEPENDENT ESTATE AGENT