

Situated in a popular residential area within Gosport is this charming three bedroom character property. The property benefits from a landscaped rear garden, modern fitted kitchen, master bedroom with vaulted ceiling and Velux window. An internal viewing is recommended to appreciate the accommodation and high quality finish, in our opinion.

The Accommodation Comprises:-

Obscured UPVC double glazed front door with side obscured glazed panel to:

Entrance Porch:-

Space for coats and shoes, obscured UPVC double glazed door to:

Entrance Hall:-

Stairs to first floor with stair runner, under-stairs recess (currently set up as a study area), under-stairs storage cupboard, decorative coving, dado rail and panelling, radiator, door to:

Living Room:- 14' 8" x 12' 3" (4.47m x 3.73m) plus bay

UPVC double glazed bay window to front elevation, coved ceiling with picture rail and ceiling rose, gas fireplace with decorative surround and hearth, exposed brickwork to chimney breast, radiator.

Lounge/ Diner:- 19' 1" x 12' 10" (5.81m x 3.91m)

UPVC double glazed sliding doors to rear garden, UPVC double glazed window to entrance porch, inset spotlighting, decorative coving, picture rail, dado rail, radiator, space for table and chairs, open fireplace with decorative surround and hearth, built-in storage unit to alcove with shelving, further built-in storage unit with shelving to chimney breast, glazed oak door to:

Kitchen:- 13' 10" x 8' 0" (4.21m x 2.44m) maximum measurements

Flat and sloped ceiling with coving, Velux window, inset spotlighting, UPVC double glazed window to side elevation, a modern fitted kitchen comprising a range of base cupboards and matching eye level units, wooden worksurface over, Travertine tiled splashback and tiled flooring, dual butler sink with antique brass mixer tap (with matching soap holder), cupboard housing combination boiler, space for range cooker with gas and electric oven (available by separate negotiation), extractor hood over, integrated fridge/ freezer, washing machine and slimline dishwasher, opening to inner hall with obscured UPVC double glazed door to conservatory and door to:

Cloakroom:- 5' 0" x 2' 11" (1.52m x 0.89m)

Obscured UPVC double glazed window to conservatory, low level close coupled WC, wash hand basin set in vanity unit, dado rail and panelling.

Conservatory:- 13' 0" x 8' 7" (3.96m x 2.61m) maximum measurements

Polycarbonate roof, UPVC double glazed windows to rear and side elevations, UPVC double glazed double opening doors to rear garden.

First Floor Landing:-

Access to loft (majority boarded), door to:

Bedroom One:- 14' 2" x 12' 2" (4.31m x 3.71m)

Vaulted ceiling with Velux window, mezzanine space with railing, UPVC double glazed windows to front elevation with wooden shutters, picture rail, built-in storage cupboard to alcove with shelving, radiator.

Bedroom Two:- 11' 6" x 10' 8" (3.50m x 3.25m)

Coved ceiling, picture rail, dado rail, Velux window, UPVC double glazed window to front elevation, two built-in wardrobes, radiator.

Bedroom Three:- 12' 10" x 8' 3" (3.91m x 2.51m) maximum measurements

Coved ceiling, picture rail, dado rail, panelling, UPVC double glazed window to rear elevation, built-in wardrobe.

Shower Room:- 6' 0" x 5' 1" (1.83m x 1.55m)

Obscured UPVC double glazed window to side elevation, low level close coupled WC, stone carved basin with mixer tap set on vanity unit, walk-in shower cubicle with rainfall shower head, glass shower screen, marble tiling to wall and floor, heated towel rail.

Outside:-

The rear garden is a delightful feature of the home, enclosed by brick wall and panelled fencing, mainly laid to patio for ease of maintenance, stone chippings with stepping stones, gate providing rear pedestrian access, outside tap, raised sleeper beds with shrubs and palm tree, shed measuring 13' 6" x 5' 9" power and light connected, outside sensor lighting.. To the front of the property is a shingled garden with block paved pathway to front door, gate and mature hedging offering privacy from the road.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
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

Offers in Excess of £315,000
Gordon Road, Gosport, PO12 3QF

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

Fenwicks
THE INDEPENDENT ESTATE AGENT