

A spacious bungalow tucked away in a pleasant cul-de-sac, benefitting from NO ONWARD CHAIN and comprising three Bedrooms, Kitchen, spacious Lounge, enclosed rear garden, garage & drive.

**The Accommodation Comprises:**

Obscured UPVC double glazed door to:

**Entrance Porch**

Obscured UPVC double glazed door into:

**Entrance Hall**

Radiator, doors to:

**Lounge 14' 10" x 11' 5" (4.52m x 3.48m)**

UPVC double glazed bay window to front elevation, coved ceiling, picture rails, two radiators, brick feature fireplace surround with gas fire.

**Kitchen 8' 11" x 11' 11" (2.72m x 3.63m)**

Window to side elevation, window and door into Conservatory, range of base cupboards and matching eye level units, space for fridge/freezer, space and plumbing for washing machine, single drainer sink with mixer tap, space for cooker, radiator.

**Conservatory 7' 5" x 20' 3" (2.26m x 6.17m)**

Glass roof, windows to rear and side elevations, door to side elevation.

**Bedroom One 13' 11" x 9' 10" (4.24m x 2.99m)**

UPVC double glazed window to front elevation, radiator.

**Bedroom Two 9' 11" x 12' 11" (3.02m x 3.93m)**

Window to rear elevation, built-in cupboards, picture rail, radiator.

**Bedroom Three 8' 11" x 9' 11" (2.72m x 3.02m)**

Window looking into Conservatory, radiator.

**Bathroom 6' 0" x 6' 5" (1.83m x 1.95m)**

Obscured window to front elevation, double storage cupboard housing Vaillant boiler, wash hand basin with mixer taps, bath with mixer taps and shower attachment, low level WC, half tiling to walls, tiled floor, extractor fan.

**Outside**

The front garden is enclosed by low brick wall, with double wrought-iron gates leading to driveway and garage with up and over door.

The rear garden is enclosed by panelled fences with patio and path, mainly laid to lawn with shrubs and trees to borders.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: D



Awaiting EPC





**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\*

£325,000  
 Ingledene Close, Gosport, PO12 3TY

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
 THE INDEPENDENT ESTATE AGENT