

This extended three bedroom semi-detached house is ideally located between Gosport & Fareham. The deceptively spacious accommodation benefits from an open plan kitchen/dining room and three reception rooms.

The Accommodation Comprises:
Composite glazed front door to:

Entrance Hall
Coved ceiling, picture rail, UPVC double glazed window to side elevation, dado rail, radiator, storage cupboard, door to:

Cloakroom
Obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin.

Lounge 12' 11" x 12' 9" (3.93m x 3.88m)
UPVC double glazed double opening doors to front elevation, coved ceiling, dado rail, picture rail, feature fireplace with decorative surround, tiled inset and hearth.

Dining Room 13' 0" x 10' 2" (3.96m x 3.10m)
Coved ceiling, picture rail, radiator, electric fire with brick surround, windows and double opening glazed doors to:

Kitchen/Breakfast Room 14' 11" x 18' 1" (4.54m x 5.51m)
UPVC double glazed windows and double opening doors to rear garden, fitted with a range of base cupboards with matching eye level units, worksurface over, single drainer sink unit with mixer tap, space and plumbing for washing machine, space for undercounter fridge and freezer, integrated electric oven, gas hob, extractor over.

Study 9' 11" x 7' 11" (3.02m x 2.41m)
UPVC double glazed window to side elevation, shelving, radiator.

First Floor Landing
Coved ceiling, window to side elevation, storage cupboard.

Bedroom One 12' 11" x 12' 9" (3.93m x 3.88m) max
Coved ceiling, picture rail, UPVC double glazed window to front elevation, radiator, built-in wardrobe.

Bedroom Two 10' 8" x 10' 3" (3.25m x 3.12m)
UPVC double glazed window to rear elevation, radiator, drawer unit and wardrobe into recess, stairs to loft room, under-stairs wardrobe.

Bedroom Three 9' 10" x 7' 11" (2.99m x 2.41m) max
UPVC double glazed window to rear elevation, storage cupboard, radiator.

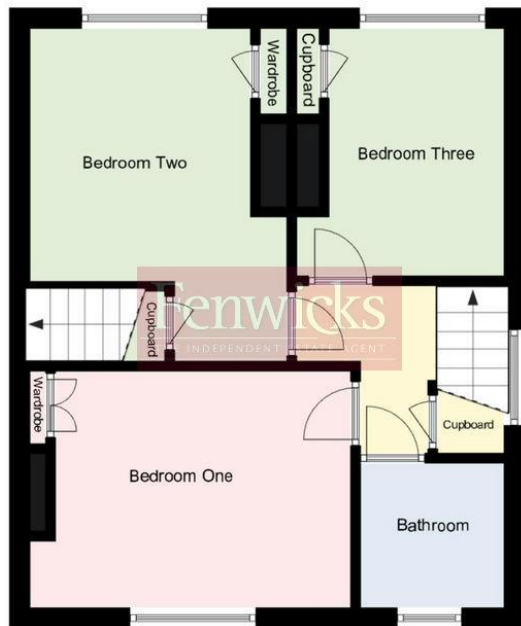
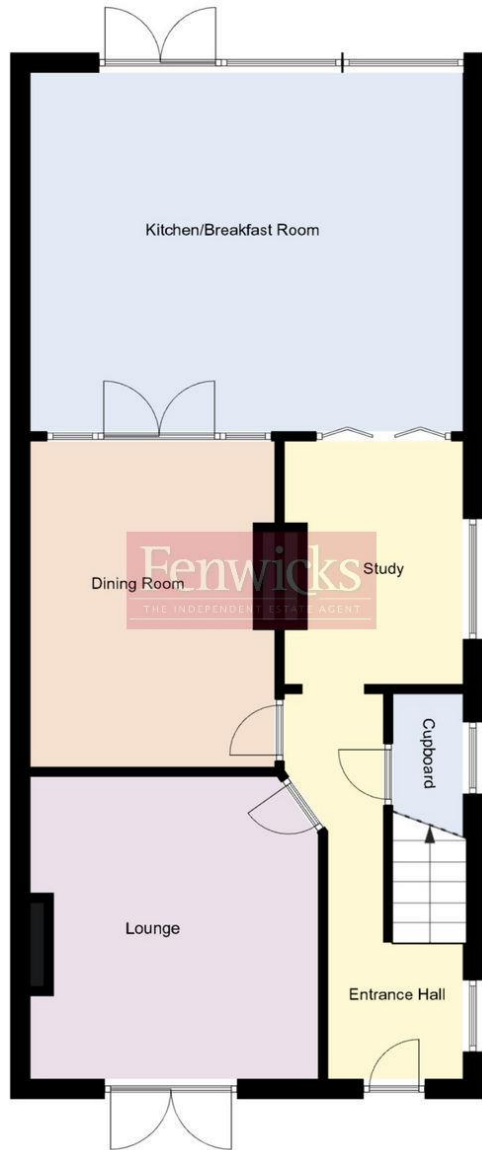
Bathroom
Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, ladder-style radiator.

Loft Room
Two Velux windows.

Outside
To the rear of the property is an enclosed garden, primarily laid to lawn with path to the side of the property, storage shed and greenhouse. To the front is a lawned garden with pathway leading to the front door.

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: <https://www.gov.uk/check-long-term-flood-risk>
Tenure: Freehold
Council Tax Band: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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£329,995
Fareham Road, Gosport, PO13 0AB

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

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