

* Offered for sale with no forward chain is this extended semi-detached four bedroom family home. The property benefits from a southerly-facing enclosed rear garden and a driveway providing off-road parking.*

The Accommodation Comprises:

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

Entrance Hall

Stairs to first floor, under-stairs storage cupboard, radiator, door to:

Lounge 16' 7" x 10' 8" (5.05m x 3.25m)

UPVC double glazed window to front elevation, radiator, gas fire, double opening glazed oak doors to dining room.

Kitchen 10' 11" x 7' 3" (3.32m x 2.21m)

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface over, one and a half bowl stainless steel sink unit with mixer tap, integrated gas hob with extractor hood over, integrated electric oven and grill, space and plumbing for washing machine and dishwasher, opening to:

Utility Room 27' 2" x 8' 7" (8.27m x 2.61m) max

Continuation of fitted cupboards and roll top worksurface, space for American style fridge/ freezer, wall mounted boiler, breakfast bar area, UPVC double glazed French doors to rear garden and UPVC double glazed window to rear elevation, door to:

Cloakroom

Low level WC, wash hand basin set in vanity unit with mixer tap, extractor fan, radiator.

Study 8' 4" x 6' 5" (2.54m x 1.95m)

UPVC double glazed window to front elevation.

Dining Room 10' 11" x 9' 6" (3.32m x 2.89m)

UPVC double glazed sliding doors to rear garden, radiator, space for table and chairs.

First Floor Landing

Access to loft space, door to:

Bedroom One 13' 3" x 10' 4" (4.04m x 3.15m)

UPVC double glazed window to front elevation, radiator.

Bedroom Two 11' 8" x 9' 3" (3.55m x 2.82m) max

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 10' 2" x 6' 4" (3.10m x 1.93m)

Velux window to front elevation, access to eaves, wall mounted electric panel heater.

Bedroom Four 9' 3" x 6' 6" (2.82m x 1.98m)

UPVC double glazed window to front elevation, radiator.

Dressing Room 10' 6" x 6' 6" (3.20m x 1.98m) max

Velux window to rear elevation.

Bathroom 7' 7" x 6' 3" (2.31m x 1.90m)

Obscured UPVC double glazed window to rear elevation, low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, panelled bath with mixer tap, shower with rainfall shower head and additional handheld shower head, tiled walls and floor, radiator.

Outside

The rear garden is enclosed by wood panelled fencing and brick wall, mainly laid to artificial lawn with patio areas, flower borders, water feature, outside tap. To the front of the property is a driveway laid to resin with block paved borders providing off road parking.

General Information:

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

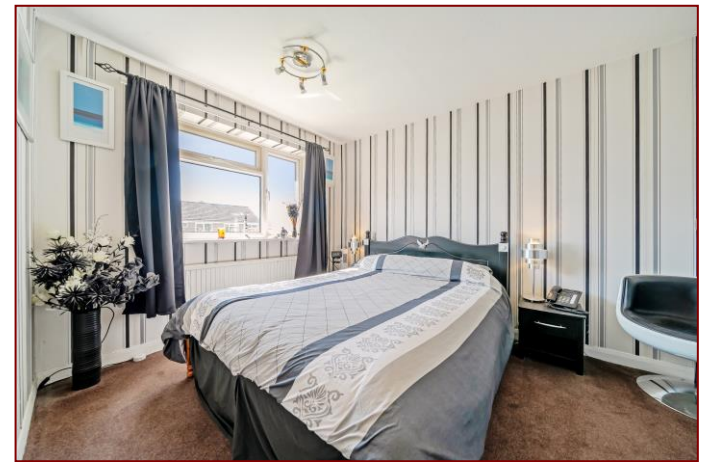
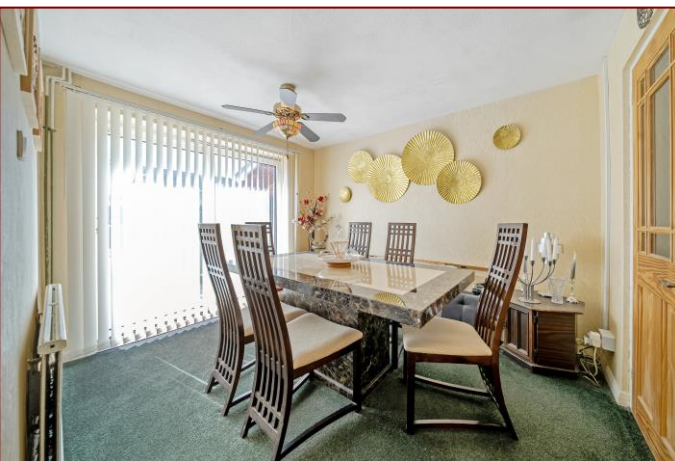
Sewerage: Mains

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

Flood risk: <https://www.gov.uk/check-long-term-flood-risk>

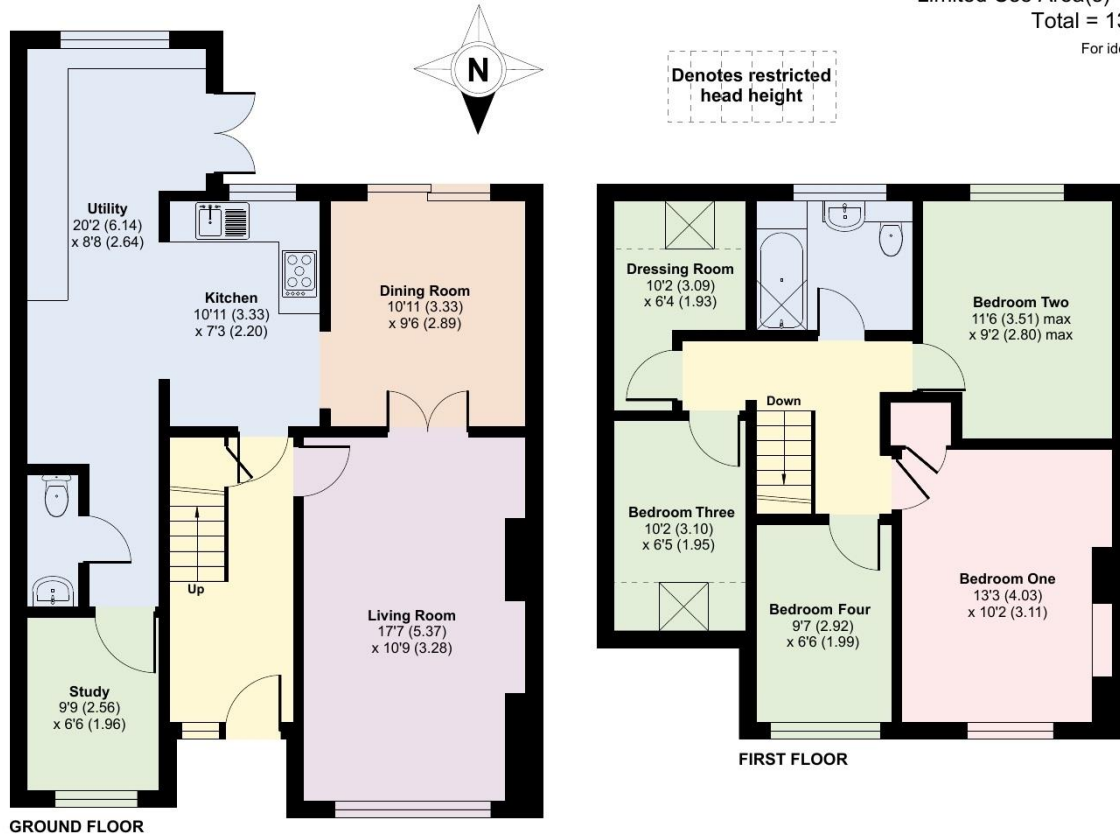
Tenure: Freehold

Council Tax Band: D



Clayhall Road, Gosport, PO12

Approximate Area = 1283 sq ft / 119.1 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Total = 1314 sq ft / 122 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1441842

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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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£399,950

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DRAFT DETAILS

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