This well presented three bedroom semi-detached house, situated in the popular Peel Common area of Gosport. The property has recently been redecorated throughout and benefits from brand new carpets, a brand new gas central heating system, modern kitchen, parking and a garage.

Ideally located close to local shops and amenities, this attractive home is offered for sale with no forward chain, making it an ideal purchase for first-time buyers, families or those looking to move quickly.

The Accommodation Comprises:
UPVC double glazed front door to:

Entrance Hall
Storage cupboards, housing consumer unit, UPVC double glazed door to back garden, radiator.

L-Shaped Lounge/Diner 17' 10'' x 20' 3'' (5.43m x 6.17m) L-shaped, maximum measurements
Coved ceiling, double aspect UPVC double glazed windows to front and rear elevations, UPVC double glazed double opening doors to rear garden, two radiators, stone fireplace with electric fire inset, stairs to first floor.

Kitchen 13' 0'' x 7' 11'' (3.96m x 2.41m)
Double aspect UPVC double glazed windows to side and front elevation, re-fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, stainless steel single drainer sink unit with mixer tap, plinth heater, space and plumbing for washing machine, space and plumbing for dishwasher, integrated double electric oven, electric hob with extractor hood over, cupboard housing additional appliance and shelving, larder cupboard.

First Floor Landing
UPVC double glazed window to front elevation, access to loft space.

Bedroom One 12' 0'' x 11' 2'' max (3.65m x 3.40m)
UPVC double glazed window to rear elevation, radiator, built-in wardrobes.

Bedroom Two 10' 7'' x 10' 2'' (3.22m x 3.10m)
UPVC double glazed window to rear elevation, radiator, cupboard housing combination boiler.

Bedroom Three 7' 10'' x 7' 2'' (2.39m x 2.18m)
UPVC double glazed window to front elevation, radiator.

Shower Room 7' 1'' max x 6' 5'' (2.16m x 1.95m)
Close coupled W.C, corner shower cubicle with new electric shower, wash hand basin set in vanity unit, UPVC double glazed obscured window to side elevation, radiator.

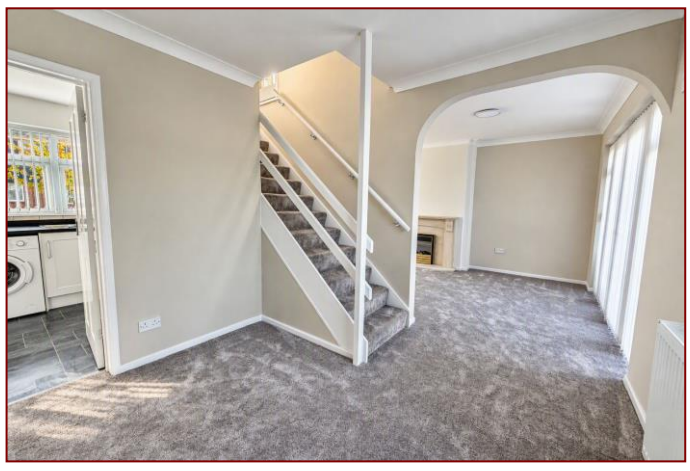
Outside
The rear garden is enclosed by wood panelled fencing and hedging, patio area, garden laid to artificial grass with attractive flower borders, patio, timber shed, side and rear pedestrian access. There is a garage and parking space to the rear of the property.

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
Tenure: Freehold
Council Tax Band: C

Agents Note
The vendor informs us that there is a service/ maintenance charge (for upkeep of the communal areas) of approximately £620 per annum.





















Fenwicks
THE INDEPENDENT ESTATE AGENT



Tenure: Freehold Council Tax Band: C

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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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The Property Ombudsman



£294,000

DRAFT DETAILS

Warsash Grove, Peel Common, Gosport, PO13 0QR

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