

Fenwicks are pleased to offer for sale a three bedroom terraced house with off road parking to the front and charming enclosed rear garden with garage to the rear.

The Accommodation Comprises

UPVC double glazed double opening doors to:

Entrance Porch

Glazed door with side windows to:

Entrance Hall

Under stairs storage cupboard, laminate flooring.

Lounge 11' 9" plus bay x 10' 9" (3.58m x 3.27m)

UPVC double glazed half bay window to front elevation, log burner.

Dining Room 11' 10" x 9' 9" (3.60m x 2.97m) maximum measurements

UPVC double glazed window to rear elevation, laminate flooring, feature fireplace.

Kitchen 13' 11" x 6' 4" (4.24m x 1.93m)

UPVC double glazed window to rear elevation, door and window to conservatory, fitted with a range of base cupboards with drawer units, eye level units, one and a half bowl stainless steel drainer sink unit, integrated washing machine.

Conservatory 9' 2" x 8' 4" (2.79m x 2.54m)

UPVC double glazed windows and doors to the rear garden, glass roof, door to:

Cloakroom

Low level WC, UPVC double glazed window to rear elevation.

First Floor Landing

Access to loft space.

Bedroom One 11' 10" plus bay x 9' 11" (3.60m x 3.02m)

UPVC double glazed half bay window to front elevation.

Bedroom Two 11' 11" x 9' 9" (3.63m x 2.97m) maximum measurements

UPVC double glazed window to rear elevation.

Bedroom Three 8' 10" x 6' 5" (2.69m x 1.95m)

UPVC double glazed window to front elevation.

Bathroom 6' 5" x 5' 0" (1.95m x 1.52m)

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with mixer tap and mains shower over, wall mounted boiler supplying hot water.

Outside

The property enjoys a charming garden to the rear, enclosed by wood panel fencing, laid to lawn with patio and pathway leading to the end of the garden, log store, garage with courtesy door, rear gate providing access to service road. To the front of the property there is off-road parking.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

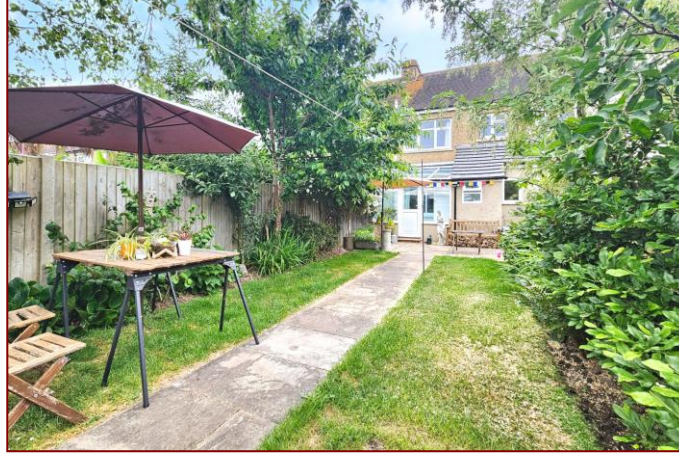
Sewerage: Mains

Electric Supply: Mains

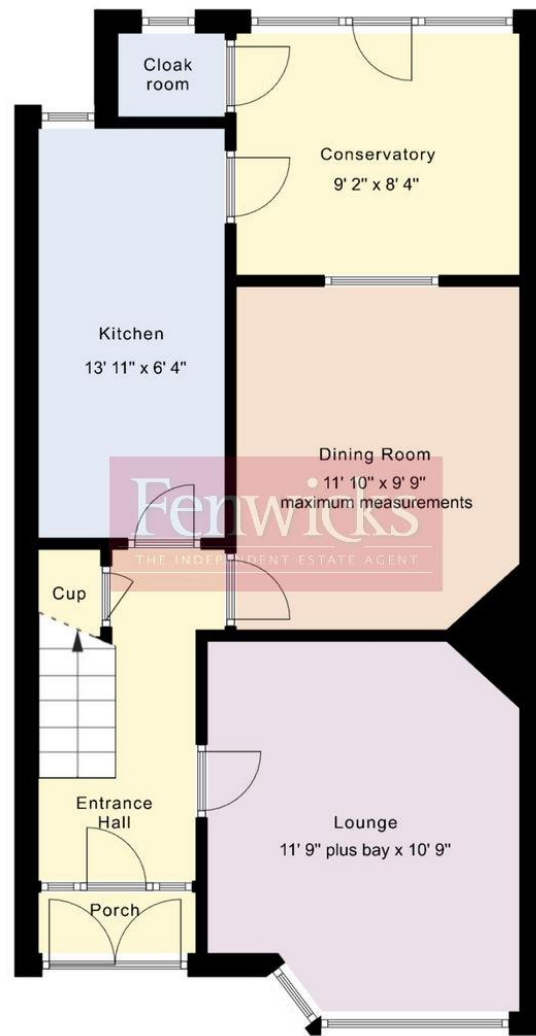
Gas Supply: Mains

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		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: B

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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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£295,000

Herbert Road, Gosport, PO12 3RZ

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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