

This delightful three bedroom detached bungalow is located in the lovely Peel Common area of Gosport. The accommodation has been extended to provide a larger kitchen/breakfast room and conservatory. There is a pleasant enclosed garden to the rear and garage in block close by.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch 8' 5" x 4' 0" (2.56m x 1.22m)
Polycarbonate roof, tiled flooring, UPVC double glazed door to rear garden, door to:

Entrance Hall
Coved ceiling, access to loft space, cupboard housing boiler and storage, radiator, two further storage cupboards, one of which houses the meters and with shelving, and another with further slatted shelving.

Lounge/Dining Room 20' 10" x 14' 0" (6.35m x 4.26m) maximum measurements
Coved ceiling, UPVC double glazed bow window to front elevation, living flame gas fireplace with brick surround and inset shelving, two radiators, internal window and glazed door to:

Kitchen/Breakfast Room 11' 2" x 11' 1" (3.40m x 3.38m)
Fitted with a range of base cupboards and matching eye level units, drawer units, roll top worksurface, single drainer sink unit with mixer tap, integrated double electric oven, space for table and chairs, radiator, washing machine to remain, under counter fridge and freezer to remain, recess and plumbing for dishwasher.

Conservatory 9' 8" x 8' 0" (2.94m x 2.44m) maximum measurements
Polycarbonate roof, UPVC double glazed windows and double opening doors to rear garden.

Bedroom One 11' 11" x 9' 3" (3.63m x 2.82m) plus wardrobes
Coved ceiling, UPVC double glazed window to rear elevation, radiator, range of built-in wardrobes with mirrored fronted sliding doors.

Bedroom Two 8' 11" x 8' 3" (2.72m x 2.51m)
UPVC double glazed bow window to front elevation, radiator, coved ceiling.

Bedroom Three 8' 10" x 7' 11" (2.69m x 2.41m)
UPVC double glazed window to front elevation, radiator, coved ceiling.

Shower Room 8' 2" x 5' 10" (2.49m x 1.78m)
Obscured UPVC double glazed window to side elevation, coved ceiling, extractor fan, close coupled WC, wash hand basin set in vanity unit, double shower cubicle with electric shower, ladder style radiator, additional wall mounted Dimplex heater.

Outside
The rear garden is enclosed by wood panelled fencing, side access via gate, laid to lawn with shingled surround, shrubs and bushes to borders, patio area, outside lighting and water tap, garage located in block.

General Information
Construction – Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply – Mains
Sewerage – Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <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	66 D	
39-54	E		
21-38	F		
1-20	G		

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