

Situated in a popular location in Gosport is this one bedroom semi detached bungalow with driveway and enclosed rear garden. Offered for sale with no forward chain.

The Accommodation Comprises:-
Obscured UPVC double glazed front door to:

Entrance Hall:-
Coved ceiling, picture rail, access to loft space, door to:

Lounge:- 12' 4" x 10' 4" (3.76m x 3.15m) maximum measurements
Coved ceiling, dado rail, radiator, double opening doors to conservatory.

Kitchen:- 8' 4" x 7' 10" (2.54m x 2.39m)
Coved ceiling, UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface over, stainless steel sink unit with mixer tap, integrated dishwasher, integrated electric oven and grill, integrated gas hob with extractor hood over, opening to:

Conservatory:- 17' 11" x 9' 0" (5.46m x 2.74m)
Polycarbonate roof, UPVC double glazed windows and door to rear garden, space and plumbing for washing machine, wall mounted boiler, radiator.

Bedroom:- 10' 5" x 10' 4" (3.17m x 3.15m) plus bay
Coved ceiling, UPVC double glazed bay window to front elevation, fitted wardrobes, two radiators.

Bathroom:- 12' 3" x 7' 10" (3.73m x 2.39m) maximum measurement
Obscured UPVC double glazed window to front and side elevation, low level close coupled WC, bidet, wash hand basin set in vanity unit with mixer tap, corner panelled bath with mixer tap, corner shower cubicle, two ladder style radiators, tiled flooring and walls.

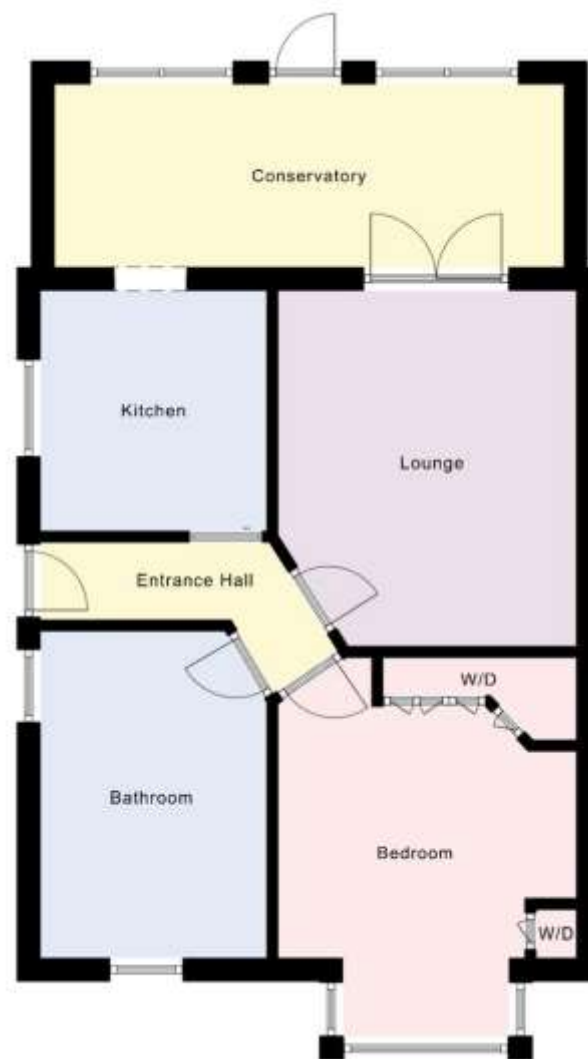
Outside:-
The rear garden is of a southerly aspect, enclosed by wood panelled fencing and brick wall, mainly laid to lawn with pathway, two sheds and a greenhouse, gate providing side pedestrian access. To the front of the property is a driveway offering off road parking.

General Information:-
Construction: Traditional
Water Supply: Mains
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: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Fenwicks
THE INDEPENDENT ESTATE AGENT



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£230,000
Southcroft Road, Gosport, PO12 3LB

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

Fenwicks
THE INDEPENDENT ESTATE AGENT