

* A lovely and very well-presented two bedroom family home having been improved by our current owners, close to shops and transport links, and comprising modern fitted kitchen, spacious lounge/diner, two double bedrooms - master en-suite, family bathroom, downstairs cloakroom, low maintenance garden and allocated parking.*

The Accommodation Comprises:

Double glazed door into:

Entrance hall

Stairs to First Floor landing, radiator, doors to:

Cloakroom

Low level WC, wash hand basin, radiator, sink with mixer tap.

Kitchen 10' 7" x 6' 1" (3.22m x 1.85m)

Archway into Kitchen, fitted with a range of base cupboards and matching eye level units, worksurface over, integrated: oven, grill, gas hob, fridge/freezer, dishwasher and washing machine, extractor hood, stainless steel sink unit with mixer tap, UPVC double glazed window to front elevation, radiator, tiled flooring.

Lounge/Diner 16' 2" x 13' 1" (4.92m x 3.98m)

UPVC double glazed window and doors overlooking rear garden, laminate flooring, space for table and chairs, radiator.

First Floor Landing

Access to loft via hatch, airing cupboard.

Bedroom One 9' 10" x 9' 9" (2.99m x 2.97m)

UPVC double glazed window to rear elevation, radiator, door into:

En-Suite

Shower cubicle with shower attached, wash hand basin with mixer tap, low level WC, tiled flooring.

Bedroom Two 13' 1" x 8' 5" (3.98m x 2.56m)

Two UPVC double glazed windows to front elevation, radiator.

Family Bathroom

Wash hand basin with mixer tap, low level WC, tiled flooring, bath with shower above, radiator.

Outside

The front of the property benefits from one allocated parking space with additional visitors spaces available. The rear garden is mainly laid to lawn with patio area, garden shed, and enclosed by panel fences.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

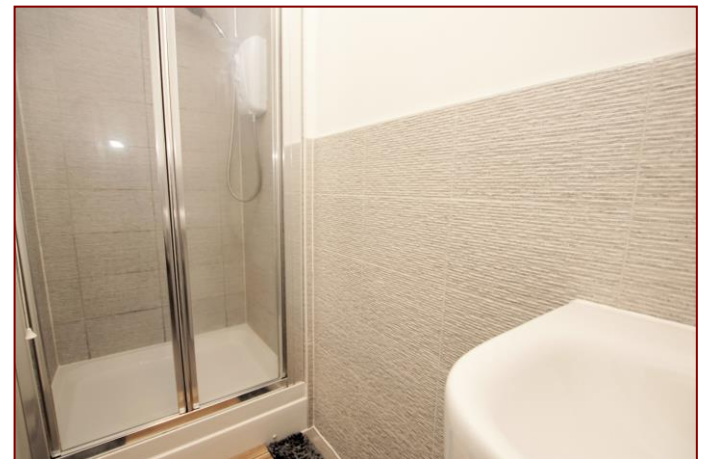
Gas Supply: Mains

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

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

Tenure: Freehold

Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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

£240,000
5 Barrington Close, Gosport, PO13 8NZ

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

Fenwicks
THE INDEPENDENT ESTATE AGENT