

Oakdene, Gosport,
Hampshire, PO13 0DB

£345,000



Semi Detached House
Lounge / Dining Room
Driveway & Long Garage
Gas Central Heating
Cul-De-Sac Location

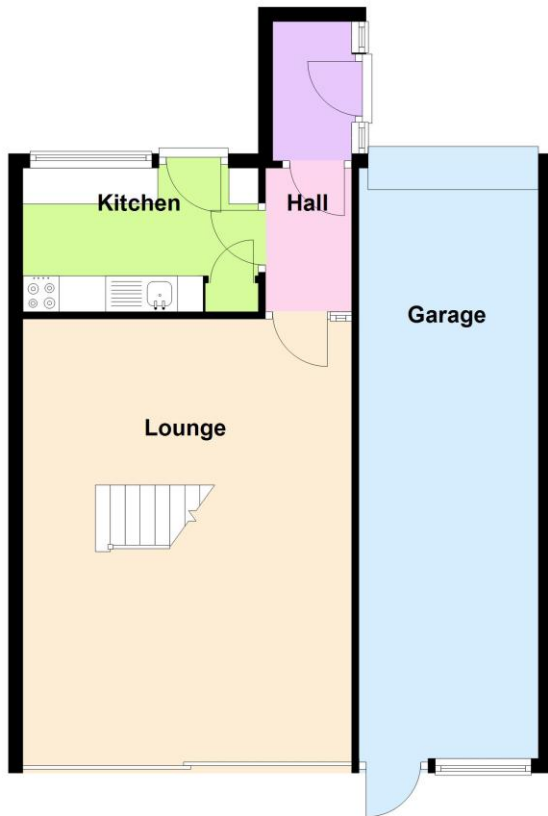
Four Bedrooms
Modern First Floor Shower Room
PVCu Double Glazing
Good Size Mature Rear Garden
No Forward Chain

023 9258 5588

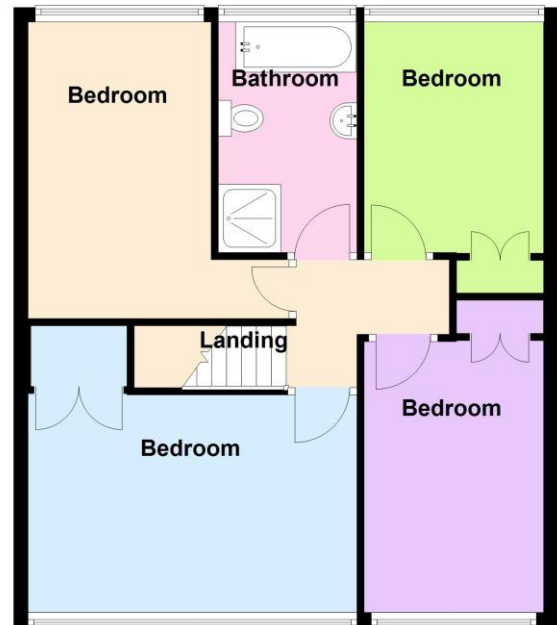
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Ground Floor



First Floor



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Entrance Hall	PVCu double glazed window and door, part glazed inner door to:
Inner Hall	
Kitchen	10'7" (3.23m) x 6'5" (1.96m) 1½ bowl sink unit, wall and base cupboard with worksurface over, gas cooker point, plumbing for washing machine, space for fridge and freezer, tiled splashbacks, PVCu double glazed window, part glazed timber door to front garden area.
Lounge / Dining Room	20'3" (6.17m) x 15'0" (4.57m) PVCu double glazed sliding patio door to garden, fireplace and heath, 2 radiators, stairs to first floor.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	15'1" (4.6m) x 10'0" (3.05m) Built in cupboard, PVCu double glazed window, radiator.
Bedroom 2	13'6" (4.11m) x 8'4" (2.54m) Plus Recess PVCu double glazed window, radiator.
Bedroom 3	12'4" (3.76m) x 8'1" (2.46m) PVCu double glazed window, built in cupboard, radiator.
Bedroom 4	10'4" (3.15m) x 8'1" (2.46m) PVCu double glazed window, radiator, built in cupboard.
Bathroom	Newly fitted 4 piece suite of panelled bath with mixer tap, inset shelving, low level W.C., vanity hand basin, shower cubicle with glass screen, rainfall and hand shower, tiled splashbacks, ceramic tiled floor, chrome heated towel rail, PVCu double glazed window.
OUTSIDE	
Front Driveway	Concrete driveway leading to garage
Front Garden Area	Enclosed by wall and iron gate, laid to stone chippings.
Garage	27'5" (8.36m) x 8'1" (2.46m) Electric roller door, PVCu double glazed window.
Rear Garden	Good size mature rear garden with lawn, flower and shrub borders, coved patio area.
Side Garden	Laid to gravel with timber side gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

Band D.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.