

Fenwicks are pleased to offer this very well presented family home having been much improved by the current owners, briefly comprising a modern open plan kitchen/ dining room, separate lounge, three well-proportioned bedrooms, good size garage & allocated parking to the rear of the property.

The Accommodation Comprises:-

Obscured UPVC double glazed window to front elevation and obscured front door to:

Open Plan Kitchen/ Dining Room:- 18' 7" x 13' 2" (5.66m x 4.01m)

UPVC double glazed window to front elevation, laminate flooring, stairs to first floor, understairs storage cupboards housing meters, radiator, inset spotlighting. Kitchen area: A modern fitted kitchen briefly comprising a range of base cupboards and matching eye level units, stainless steel sink with mixer tap, integrated Zanussi grill and oven, integrated dishwasher, gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, Breakfast bar.

Lounge:- 22' 2" x 11' 0" (6.75m x 3.35m)

UPVC double glazed window to front elevation, UPVC obscured window to side elevation, double glazed bi-folding doors to rear elevation providing access to the rear garden, gas fireplace with marble surround, radiator, laminate flooring, radiator.

First Floor Landing:-

Airing cupboard housing combination boiler, access to loft via hatch.

Bedroom One:- 13' 1" x 10' 1" (3.98m x 3.07m)

UPVC double glazed window to front elevation, radiator.

Bedroom Two:- 11' 1" x 11' 1" (3.38m x 3.38m)

UPVC double glazed window to front elevation, built-in cupboard, radiator.

Bedroom Three:- 8' 1" x 7' 8" (2.46m x 2.34m)

UPVC double glazed window to rear elevation, built-in cupboard, radiator

Bathroom:- 5' 8" x 5' 5" (1.73m x 1.65m)

Obscured UPVC double glazed window to rear elevation, wash hand basin with mixer tap, P-shape bath with mixer tap and shower above, lino flooring, radiator.

W.C:- 5' 2" x 2' 7" (1.57m x 0.79m)

Obscured UPVC double glazed window to rear elevation, lino flooring, low level W.C.

Outside:-

To the front of the property, there are well maintained gardens. The rear garden is mainly laid to lawn with shrubs to borders, patio area, panelled fences, access to car port and garage.

Garage:- 18' 8" x 16' 4" (5.69m x 4.97m)

One and a half garage with light and power connected.

General Information:-

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

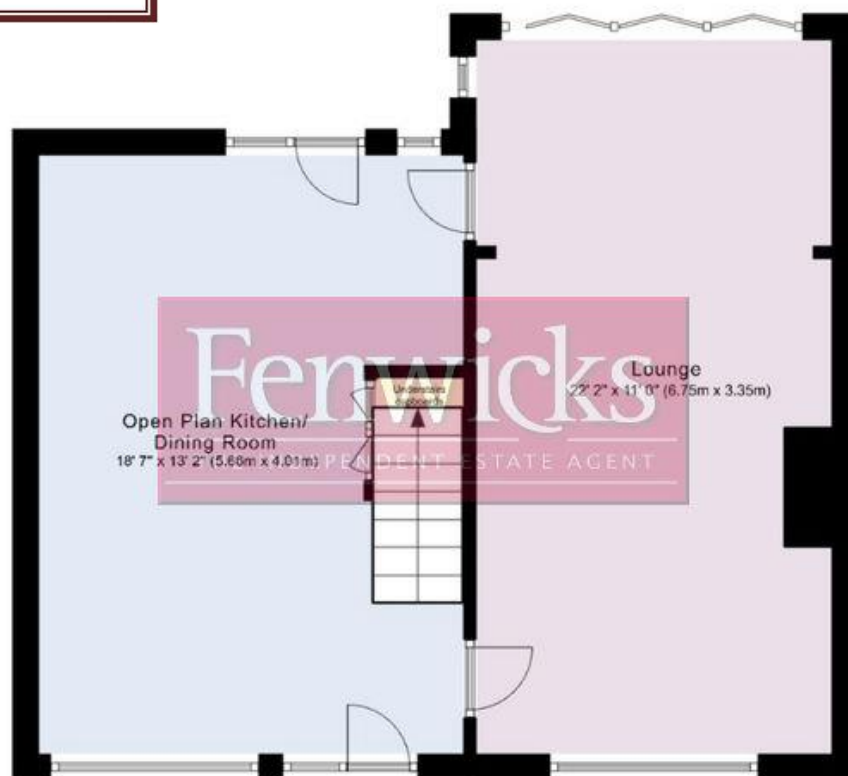
Gas Supply: Mains

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

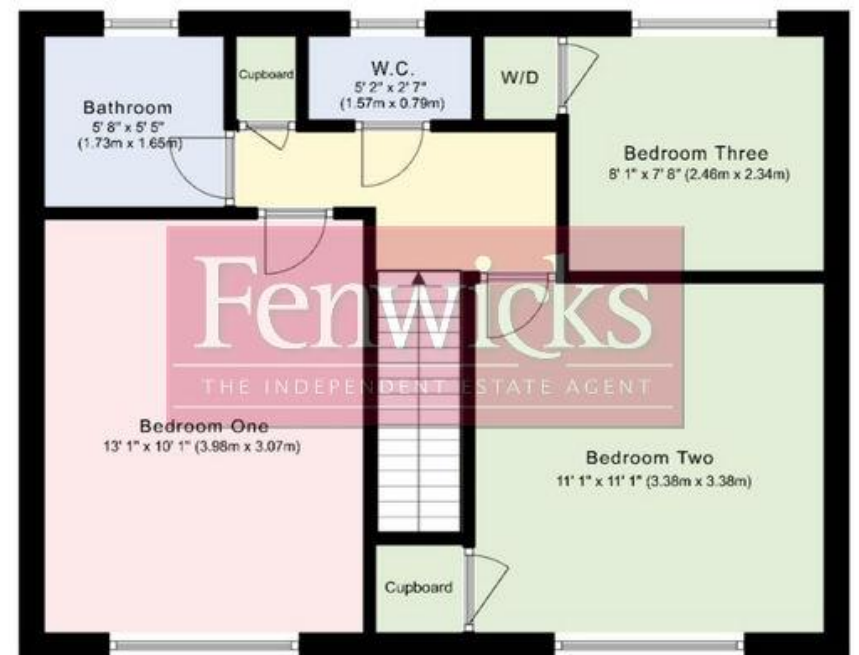
Flood risk: www.gov.uk/check-long-term-flood-risk



Awaiting EPC



Tenure: Freehold



Council Tax Band: B

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

£275,000
Birchmore Close, Gosport, PO13 0NP

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

Fenwicks
THE INDEPENDENT ESTATE AGENT