

Offered for sale with no forward chain is this deceptively spacious and extended three bedroom detached bungalow. The property benefits from an enclosed rear garden, garage and parking.

The Accommodation Comprises:

UPVC double glazed front door with obscured glazed side panel to:

Entrance Porch

Coved ceiling, UPVC double glazed door to rear garden, radiator, wooden glazed door to:

Entrance Hall

Cupboard housing alarm system, gas meter and consumer unit, additional cupboard housing hot water tank and shelving, door to:

Kitchen 9' 2" x 7' 6" (2.79m x 2.28m)

Coved ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurfaces, one and a half bowl sink unit with mixer tap, space for fridge/ freezer, space and plumbing for washing machine and dishwasher, integrated gas oven and hob with extractor hood over, under-unit lighting.

Dining Area 9' 0" x 7' 10" (2.74m x 2.39m)

Coved ceiling, UPVC double glazed bay window to front elevation, serving hatch to kitchen, radiator, opening to:

Extended Lounge 16' 5" x 15' 7" (5.00m x 4.75m)

UPVC double glazed patio doors to rear garden, obscured UPVC double glazed window to side elevation, two radiators, living flame gas fireplace with stone surround, glazed door to:

Inner Hall

Access to loft space (partially boarded with light), door to:

Bedroom One 12' 4" x 10' 5" (3.76m x 3.17m)

Coved ceiling, UPVC double glazed window to rear elevation, radiator, mirror fronted built-in wardrobes.

Bedroom Two 10' 5" x 8' 10" (3.17m x 2.69m)

Coved ceiling, UPVC double glazed bay window to front elevation, radiator.

Bedroom Three 8' 4" x 7' 5" (2.54m x 2.26m)

Coved ceiling, UPVC double glazed window to side window, radiator.

Bathroom 7' 5" x 5' 5" (2.26m x 1.65m)

Coved ceiling, inset spotlights, obscured UPVC double glazed window to side elevation, walk-in bath with mixer tap and 'Triton' shower, close coupled WC, pedestal wash hand basin with tiled splashback, radiator.

Outside

The property benefits from a low maintenance enclosed rear garden, primarily laid to shingle, with mature shrubs and trees to borders, storage shed, patio and path leading to pedestrian rear access, decking area (there is hard standing underneath the decking so potential for off-road parking). To the front is a lawned garden, enclosed by hedging, with gravel area, and path leading to front door.

Garage

Situated in a block to the right of the bungalow, with parking in front.

Agents Note

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts. Service/ Maintenance Charge for The Peel Common Estate: Approximately £620 per annum

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Sewerage - Mains

Electric Supply – Mains

Gas Supply - Mains

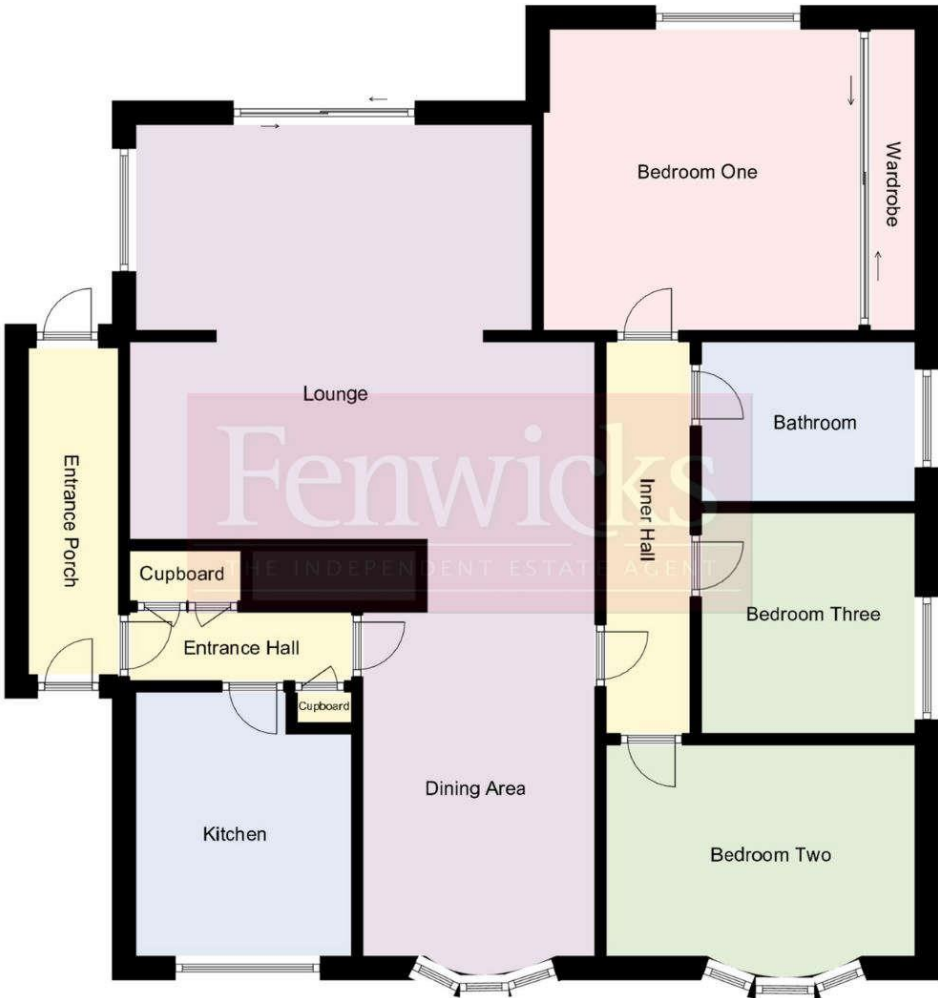
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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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.

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



DRAFT DETAILS

£315,000
Kittiwake Close, Peel Common, Gosport, PO13 0RL

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