

This delightful three bedroom semi detached house is located in the popular Peel Common area of Gosport. The property benefits from light and airy living accommodation and is offered for sale with no forward chain.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Hall
Storage cupboards, housing consumer unit, UPVC double glazed door to back garden.

L-Shaped Lounge/Diner 17' 10" x 20' 3" (5.43m x 6.17m) L-shaped, maximum measurements
Coved ceiling, double aspect UPVC double glazed windows to front and rear elevations, UPVC double glazed double opening doors to rear garden, two wall mounted electric radiators, stone fireplace with electric fire inset, stairs to first floor.

Kitchen 13' 0" x 7' 11" (3.96m x 2.41m)
Double aspect UPVC double glazed windows to side and front elevation, recently refitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, stainless steel single drainer sink unit with mixer tap, plinth heater, space and plumbing for washing machine, space and plumbing for dishwasher, integrated double electric oven, electric hob with extractor hood over, cupboard housing additional appliance and shelving, larger cupboard.

First Floor Landing
UPVC double glazed window to front elevation, access to loft space.

Bedroom One 12' 0" x 11' 2" max (3.65m x 3.40m)
UPVC double glazed window to rear elevation, wall mounted electric radiator, built-in wardrobes and over-bed storage with matching bedside cabinets and dressing table, further built-in wardrobes with sliding door.

Bedroom Two 10' 7" x 10' 2" (3.22m x 3.10m)
UPVC double glazed window to rear elevation, wall mounted electric radiator, airing cupboard with slatted shelving and housing hot water tank.

Bedroom Three 7' 10" x 7' 2" (2.39m x 2.18m)
UPVC double glazed window to front elevation, wall mounted electric radiator.

Shower Room 7' 1" max x 6' 5" (2.16m x 1.95m)
Close coupled W.C, corner shower cubicle with electric shower, wash hand basin set in vanity unit, UPVC double glazed obscured window to side elevation, wall mounted electric radiator.

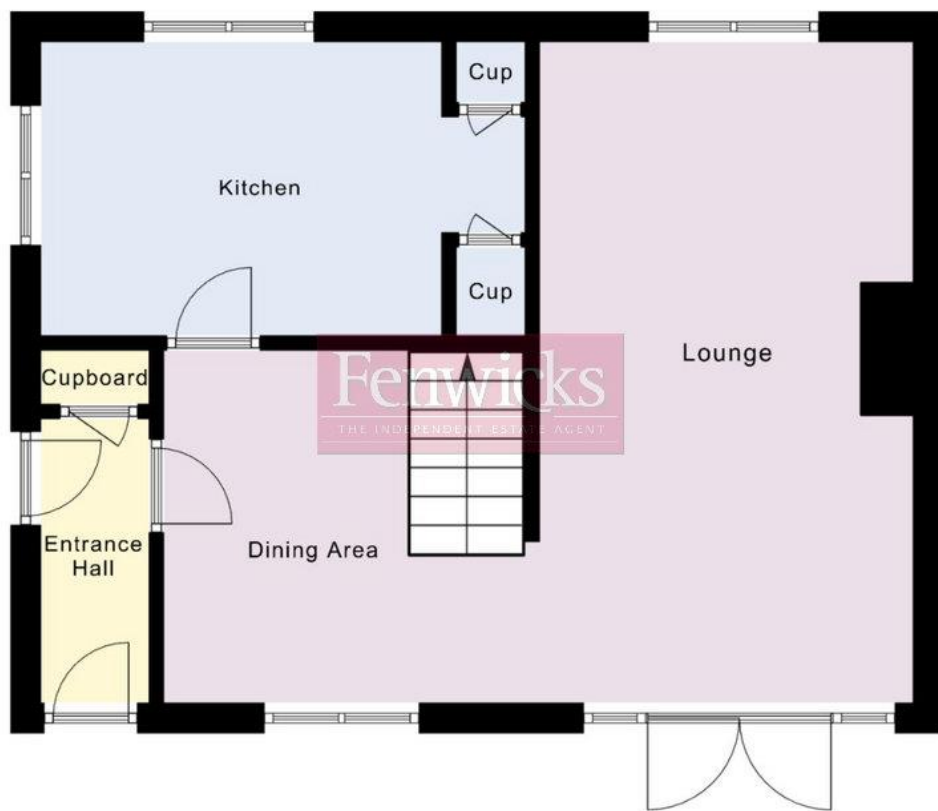
Outside
The rear garden is enclosed by wood panelled fencing and hedging, patio area, garden laid to artificial grass with attractive flower borders, timber shed, side and rear pedestrian access. There is a garage and parking space to the rear of the property.

General Information
Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: Mains
Gas Supply: None
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: C

Agents Note
The vendor informs us that there is a service/ maintenance charge (for upkeep of the communal areas) of approximately £620 per annum.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		





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DRAFT DETAILS

£282,500

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