

***A truly stunning and extended 1930s family home, filled with character and charm having been much improved by the current owners, briefly comprising spacious kitchen/dining room, downstairs shower room, three bedrooms, first floor bathroom, enclosed rear garden, situated in a popular location close to transport links & amenities * a must view to truly appreciate ***

The Accommodation Comprises

Composite front door into:

Entrance Hall

Stairs to first floor landing, tiled flooring, vertical radiator, under stairs recess with hanging hooks and cupboard. Arch leading to:

Shower Room

UPVC double glazed window to side elevation, double shower cubicle with shower above, recess inbuilt, wash hand basin set in vanity unit, low level WC, half tiling to walls, tiled floor, chrome ladder style radiator.

Lounge 13' 10" into bay x 12' 1" (4.21m x 3.68m)

UPVC double glazed bay window to front elevation with fitted shutters, electric feature fireplace, vertical radiator, double doors leading to:

Open Plan Kitchen/Dining Room

Dining Area 11' 8" x 10' 3" (3.55m x 3.12m)

Vertical radiator to wall, space for table and chairs, feature panelling to wall with lighting behind, opening to:

Kitchen/Breakfast Room 17' 3" x 9' 10" (5.25m x 2.99m)

UPVC double glazed windows and double doors to rear elevation, modern fitted kitchen briefly comprising of a range of base cupboards and matching eye level units, sink with mixer tap, integrated oven and grill, extractor hood over, microwave, wine cooler, space for dishwasher, fridge/ freezer, breakfast bar with stools beneath, vertical radiator, utility cupboard housing washing machine and sorting shelf.

First Floor Landing

Access to loft via hatch, door into:

Bedroom One 14' 5" into bay x 10' 0" max (4.39m x 3.05m)

UPVC double glazed bay window to front elevation fitted with shutters, radiator, two built in wardrobes.

Bedroom Two 12' 0" x 11' 8" (3.65m x 3.55m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 7' 8" x 6' 7" (2.34m x 2.01m)

UPVC double glazed window to front elevation, radiator.

Bathroom 6' 3" x 5' 10" (1.90m x 1.78m)

Obscured UPVC double glazed windows to rear window elevation, a modern fitted suite comprising of, bath with shower attachment, mixer taps, low level WC, wash hand basin with mixer taps, tiling to walls and floor, chrome style ladder radiator to wall, metro half tiling to walls, tiled flooring.

Outside

To the front of the property the garden is enclosed by low brick wall and pedestrian gate.

The rear garden is low maintenance mainly laid to lawn patio and path with raised seating area, garden shed, enclosed by panelled fences and side pedestrian gate.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

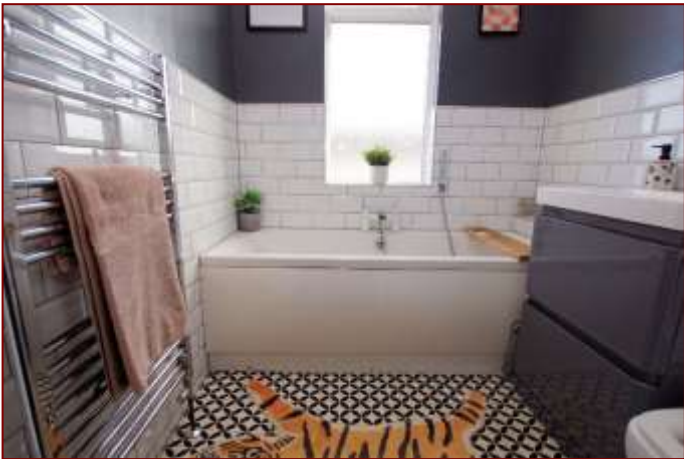
Gas Supply: Mains

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

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

Tenure: Freehold

Council Tax Band: C



Awaiting EPC



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

£399,995
Oval Gardens, Gosport, PO12 2RB

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

Fenwicks
THE INDEPENDENT ESTATE AGENT