

Heron Way, Peel Common,
Gosport, Hampshire, PO13 0RU

£320,000



Well Presented Detached Bungalow

Modern Kitchen

Lounge / Dining Room

PVCu Double Glazing & Gas Central Heating

No Forward Chain

Two Bedrooms

Modern Shower Room

Insulated Conservatory

Garage Nearby With Hardstanding In Front

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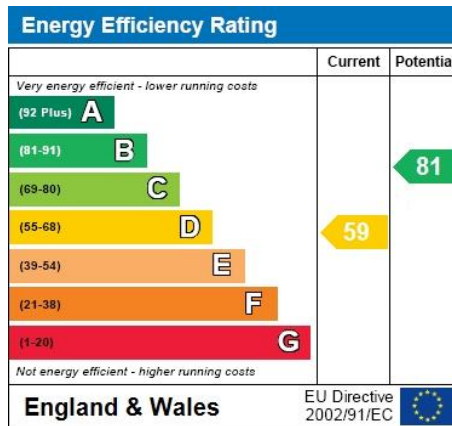
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Ground Floor



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Entrance Porch	8'9" (2.67m) x 4'1" (1.24m) PVCu double glazed front door and door to garden, polycarbonate roof, PVCu double glazed front door to:
Entrance Hall	L Shaped hallway with radiator, meter cupboard, airing cupboard with Vaillant gas central heating boiler, shelving, coved ceiling, access to loft space, shelved cupboard.
Lounge / Dining Room	20'9" (6.32m) x 13'10" (4.22m) narrowing to 8'9" (2.67m), PVCu double glazed window, 2 radiators, coved ceiling, PVCu double glazed French doors and windows to:
Conservatory	15'6" (4.72m) x 12'4" (3.76m) Insulated roof, PVCu double glazed windows, door to garden, radiator, ceramic tiled floor.
Bedroom 1	11'9" (3.58m) x 11'4" (3.45m) PVCu double glazed window, radiator, coved ceiling.
Kitchen	8'11" (2.72m) x 7'11" (2.41m) 1 1/2 bowl composite sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, tiled splashbacks, coved ceiling.
Bedroom 2	8'10" (2.69m) x 8'1" (2.46m) PVCu double glazed window, radiator, coved ceiling.
Modern Shower Room	7'11" (2.41m) x 5'9" (1.75m) Shower cubicle with seat, vanity hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, tiled walls and floor.
OUTSIDE	
Rear Garden	Paved patio, lawn and borders, rear pedestrian gate leading to:
Garage Block	Which is close by with personal door to rear of garage and cantilever door to front. Hardstanding in front of garage.
Agents Note	Current maintenance charge for the upkeep of the communal landscaped area approx £620.00 per annum.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
Property Information	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



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.