

Immaculately presented three bedroom semi-detached family home, benefitting from modern fitted kitchen and shower room, enclosed rear garden, garage in nearby block

The Accommodation Comprises:

Composite front door to:

Entrance Porch

UPVC double glazed front door and windows to:

Entrance Hall

Flat ceiling with inset spotlights, stairs to First Floor, modern-style vertical radiator, storage cupboard, under-stairs storage cupboard, thermostat control to wall.

Dining Room 11' 4" x 11' 5" (3.45m x 3.48m)

UPVC double glazed bay window to front elevation, flat and coved ceiling, radiator, feature fireplace.

Extended Lounge 18' 10" x 10' 0" (5.74m x 3.05m) max

UPVC double glazed bi-folding doors to rear gardens, two Velux windows, flat and coved ceiling with inset spotlights, two modern vertical-style radiators.

Kitchen 16' 4" x 7' 4" (4.97m x 2.23m) max

UPVC double glazed window to side elevation plus UPVC double glazed door and window to rear garden, flat ceiling with inset spotlights, modern kitchen fitted with a range of base cupboards and matching eye level units, stainless steel single drainer sink unit with mixer tap, roll top worksurface over, tiled splashbacks, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for American-style fridge/freezer, cupboard housing gas boiler, door to:

Cloakroom/Utility Room

Low level WC with concealed cistern, wash hand basin with mixer tap set in vanity unit, space and plumbing for washing machine, space for tumble dryer (stacked), extractor fan.

First Floor Landing

UPVC double glazed window to side elevation, flat ceiling with inset spotlights, access to loft space.

Bedroom One 12' 11" into Bay x 9' 6" (to wardrobe front) (3.93m x 2.89m)

UPVC double glazed bay window to front elevation, flat and coved ceiling with inset spotlights, built-in wardrobes with mirror fronted sliding doors, radiator.

Bedroom Two 11' 1" x 11' 5" (3.38m x 3.48m)

UPVC double glazed window to rear elevation, flat and coved ceiling, built-in wardrobes, radiator.

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

UPVC double glazed window to front elevation, flat and coved ceiling, storage cupboard, radiator.

Shower Room 5' 4" x 5' 10" (1.62m x 1.78m)

Obscured UPVC double glazed window to rear elevation, flat ceiling with inset spotlights, low level WC with concealed cistern, wash hand basin with mixer tap set in vanity unit, corner shower cubicle with mains shower and additional rainfall shower head over, tiling to walls and floor, chrome ladder-style radiator.

Outside

The rear garden is a delightful feature of the home, enclosed by brick wall and panelled fencing, gates providing side and rear pedestrian access, mainly laid to artificial turf with patio areas, outside tap and power point.

The front garden is enclosed by brick wall with gate, mainly laid to lawn with shrubs and trees to borders, pathway to front door. The property benefits from a garage situated in nearby block, and there is also residents parking available to the rear, on a first come/first served basis.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

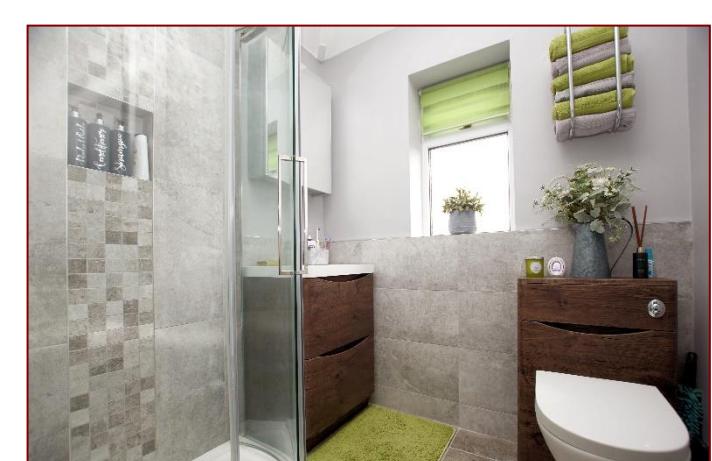
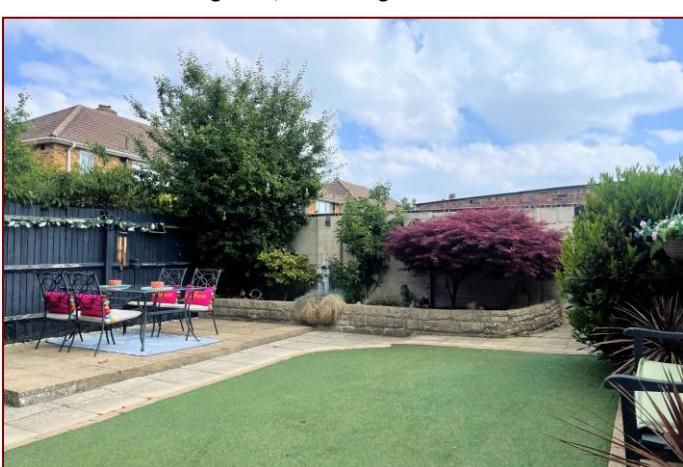
Electric Supply: Mains

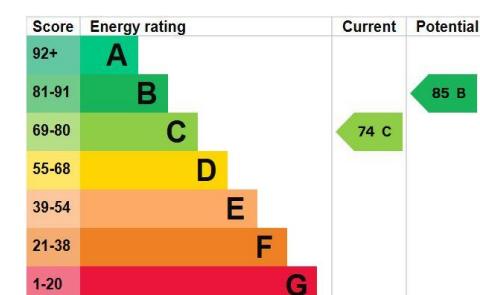
Gas Supply: Mains

Sewerage: Mains

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

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





Tenure: Freehold
Council Tax Band: C

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

£295,000
Brockhurst Road, Gosport, PO12 3BA

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

Fenwicks
THE INDEPENDENT ESTATE AGENT