

A well presented bungalow benefitting from a stunning rear garden that has a spacious garden room with kitchen and office area, two double bedrooms, modern fitted kitchen, bathroom, sun room/utility, parking to front & no onward chain

The Accommodation Comprises
Obscured UPVC double glazed door into:

Entrance Hall
Radiator, cupboard housing meters and hanging hooks, laminate flooring, door into:

Bedroom One 16' 3" x 9' 4" (4.95m x 2.84m) maximum measurements
UPVC double glazed bay window to front elevation, radiator.

Bedroom Two 10' 8" x 8' 10" (2.69m x 2.44m)
UPVC double glazed bay window to front elevation, radiator.

Lounge/Diner 18' 10" max x 13' 10" narrowing to 8' 5" (5.74m x 3.32m)
Dining Area has UPVC double glazed window to side elevation, radiator, laminate flooring; Lounge area has vertical radiator to wall, laminate flooring, window into Sun Room, door into:

Kitchen 10' 4" x 8' 9" (3.15m x 2.66m)
UPVC double glazed window to side elevation, modern fitted kitchen with a range of base cupboards and matching eye level units, integrated double oven and grill, gas hob with extractor hood over, space for dishwasher, integrated fridge, stainless steel sink unit with tap.

Inner Hall
Radiator, door into:

Sun Room 12' 6" x 7' 7" (3.81m x 2.31m)
UPVC double glazed door to side elevation, UPVC French doors over- looking garden UPVC double glazed window to rear elevation, inset spotlights, glass roof lantern, electric radiator, space for fridge/freezer, laminate flooring.

Bathroom 7' 4" x 6' 3" (2.23m x 1.90m)
Obscured UPVC double glazed window to side elevation, bath with waterfall shower above and separate shower attachment, mirror fronted cabinet to wall, vertical radiator and wall mounted radiator, low level WC, wash hand basin set in vanity unit.

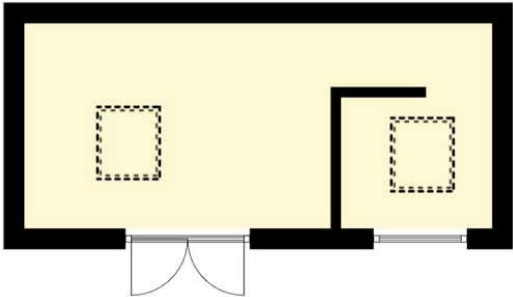
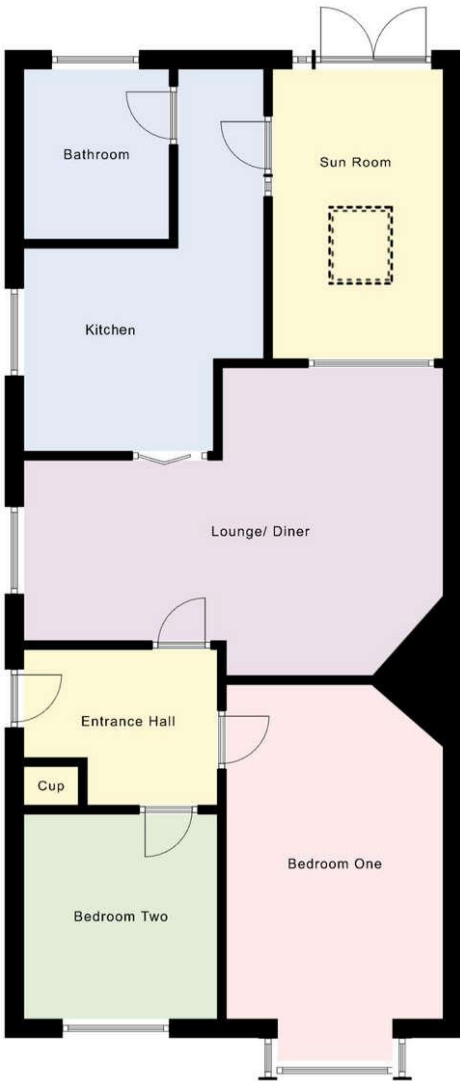
Garden Room 18' 10" x 8' 3" (5.74m x 2.51m)
Laminate flooring, kitchen units with tiled splash back, stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, electric radiators, two Velux windows, UPVC double glazed French doors and UPVC double glazed window to front elevation.

Outside
The large garden is a delightful feature of the property enclosed by panelled fencing with gates to side elevation, laid mainly to patio and path with lawned area, large garden shed. To the front is a drive providing off road parking and low brick wall, side gate, wall lights.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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

Offers Over £313,000
Braemar Close, Gosport, PO13 0YE

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

Fenwicks
THE INDEPENDENT ESTATE AGENT