

£249,995

Brookers Lane, Gosport, PO13 0PQ

DRAFT DETAILS: We are awaiting verification from the Vendor that these details are correct



- Three Bedroom House
- Situated In Popular Location
- Driveway Providing Off Road Parking
- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Shower Room
- Enclosed Rear Garden
- Garage To Rear
- Energy Efficiency Rating:- C (72)

Gosport Office

50 Stoke Road Gosport PO12 1HX

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www.fenwicks-estates.co.uk

Property Reference: G1347

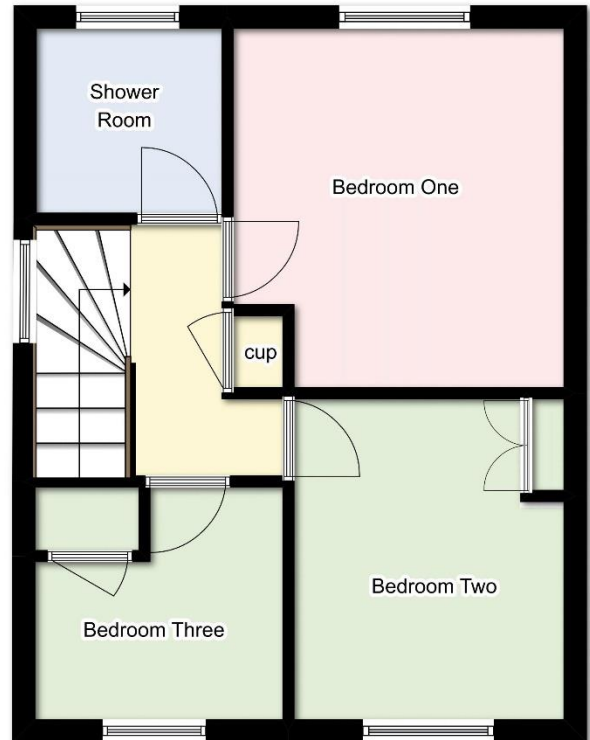
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

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The Accommodation Comprises:-

UPVC double glazed front door with matching obscure side panel to;

Entrance Hall:-

Textured and covered ceiling, radiator, storage cupboard, stairs to first-floor.

Lounge:-

14' 10" x 11' 3" (4.52m x 3.43m) maximum measurements

Textured and covered ceiling, UPVC double glazed window to front elevation, feature fireplace with electric fire, radiator, opening to;



Kitchen/Dining Room:-

11' 2" x 18' 0" (3.40m x 5.48m) maximum measurements

Dining area:-

Textured and covered ceiling, UPVC double glazed windows and double opening French doors to rear garden, radiator.



Kitchen Area:-

Textured and part covered ceiling, UPVC double glazed window to rear elevation, fitted with a range of base cupboard and matching eyelevel units with roll top work surfaces and tiles splash backs. Integrated gas hob with extractor hood over, integrated appliances include electric oven, dishwasher, washing machine, fridge and freezer.



First-floor landing:-

UPVC double glazed window to side elevation, textured and covered ceiling, access to loft space, cupboard with slatted shelving.

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Bedroom One:-

12' 4" x 11' 4" (3.76m x 3.45m) maximum measurements

Textured and covered ceiling, UPVC double glazed window to rear elevation, radiator.



Bedroom Two:-

11' 0" x 9' 7" (3.35m x 2.92m) maximum measurements

Textured and covered ceiling, UPVC double glazed window to front elevation, radiator, fitted wardrobe.



Bedroom Three:-

7' 11" x 8' 0" (2.41m x 2.44m) maximum measurements

Textured and covered ceiling, UPVC double glazed window to front elevation, storage cupboard housing boiler.

Shower Room:-

6' 4" x 6' 4" (1.93m x 1.93m)

Flat ceiling, UPVC obscure double glazed window to rear elevation, shower with mains shower and extractor over, WC with concealed cistern and wash hand basin set within vanity unit, ladder style radiator.



Outside the property:-

The rear garden is enclosed, laid with paved patio area with step up to a lawned area, pathway to rear pedestrian gate, shed and also additional side pedestrian access via gate, garage with up and over door to rear. To the front the property benefits from a block paved driveway with a lawned area with flower border and low level brick wall.



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