

£219,995

Arden Close, Gosport, PO12 3RS

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



- Three Bedroom House
- Semi Detached
- Entrance Porch
- Lounge
- Kitchen
- Dining Room
- Cloakroom
- Bathroom
- Enclosed Rear Garden
- Energy Efficiency Rating:- D (58)

Gosport Office

50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: gosport1@fenwicks-estates.co.uk

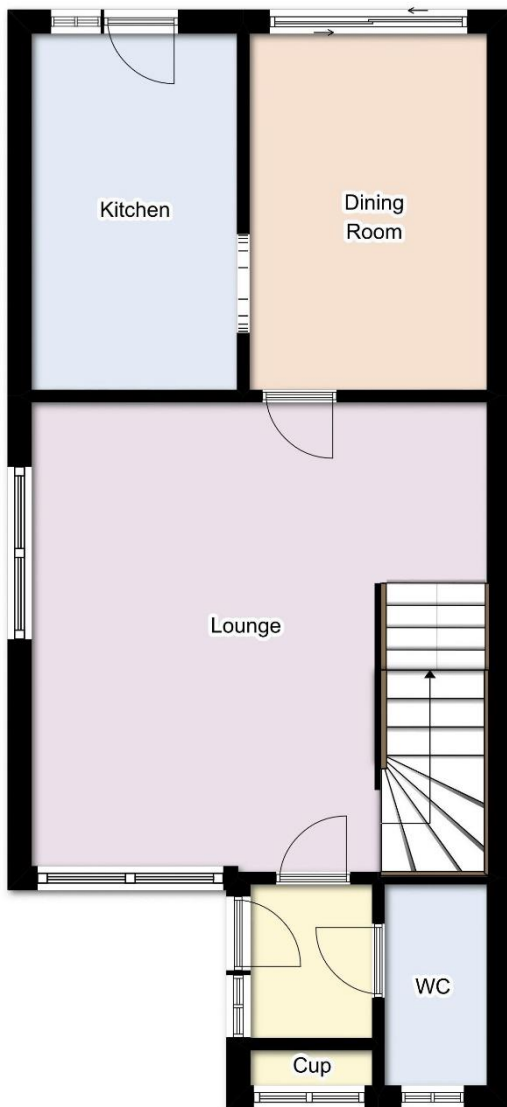
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Property Reference : G1356

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C		
55-68	D	58 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 to:

Entrance Porch:-

Obscured UPVC double glazed window to front elevation, cupboard housing gas and electric meter and consumer unit.

Cloakroom:-

Obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin.

Lounge:-

15' 7" x 14' 10" (4.75m x 4.52m)

Double aspect with UPVC double glazed windows to front and side elevations, radiator, stairs to first floor.



Dining Room:-

11' 11" x 7' 9" (3.63m x 2.36m)

Double glazed sliding patio door to rear garden, radiator.



Kitchen:-

11' 10" x 6' 8" (3.60m x 2.03m)

UPVC double glazed window to side of the property, UPVC double glazed door to rear garden, fitted with a range of base cupboards and matching eye-level units, roll top work surface, tiled surround, stainless steel single drainer sink unit with mixer tap, integrated electric oven, gas hob, extractor hood over, under-unit lighting, wall-mounted boiler, integrated freezer, recess and plumbing for washing machine and dishwasher, space for under-counter fridge.



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First Floor Landing:-

Access to loft space, airing cupboard with shelving inset.

Bedroom One:-

11' 7" x 10' 11" (3.53m x 3.32m)

UPVC double glazed window to front elevation, radiator, recess with hanging rail.



Bedroom Two:-

9' 0" x 6' 5" (2.74m x 1.95m)

UPVC double glazed window to rear elevation, radiator.



Bedroom Three:-

9' 0" x 8' 1" (2.74m x 2.46m) maximum measurements

UPVC double glazed window to rear elevation, radiator.



Bathroom:-

6' 5" x 6' 5" (1.95m x 1.95m)

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with electric shower over, heated towel rail.



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Outside:-

To the front of the property there is small garden enclosed by low brick wall, recently paved pathways and front door, to the side of property is gravelled area. The rear garden is enclosed by panelled fencing and wall recently laid to patio and lawn area, gravelled and shingled borders.



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