

**Two bedroom semi detached bungalow situated in a pleasant cul de sac benefitting from no onward chain.**

**The Accommodation Comprises:-**  
UPVC double glazed door into

**Entrance Hall:-**  
Radiator, door into;

**Kitchen:-** 6' 11" x 6' 11" (2.11m x 2.11m)  
Window to side elevation, space and plumbing for washing machine, fridge, oven, sink unit.

**Lounge:-** 15' 2" x 9' 3" (4.62m x 2.82m) plus bay window  
Bay window to front elevation, radiator, door into;

**Shower Room:-** 7' 9" x 4' 9" (2.36m x 1.45m)  
Obscured window to front elevation, shower cubicle with shower above, wash hand basin set in vanity unit, low level WC.

**Bedroom One:-** 12' 3" x 9' 6" (3.73m x 2.89m) maximum measurements  
Window looking into lean to, radiator.

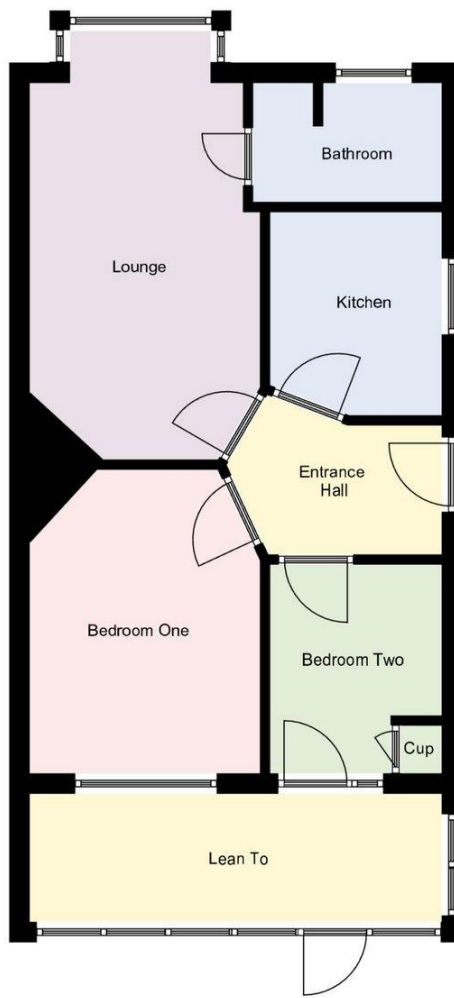
**Bedroom Two:-** 8' 5" x 6' 11" (2.56m x 2.11m)  
Cupboard housing boiler, door looking into lean to.

**Lean To:-**  
Windows to side and rear elevations, door to rear elevation, polycarbonate roof.

**Outside:-**  
The rear garden is enclosed by panelled fences with side pedestrian gate, mainly laid to lawn with two garden sheds, the front garden is enclosed by low brick wall.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band:

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£195,000

3 Walton Close, Gosport, PO12 3QH

\*DRAFT DETAILS\*

**Fenwicks**

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