

£235,000

Ferrol Road, Gosport, PO12 4UG

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



- Three Bedroom Semi Detached House
- Integral Garage & Driveway
- Kitchen
- Lounge/Diner
- Conservatory
- Downstairs WC
- En Suite To Master
- Bathroom
- Enclosed Rear Garden
- Energy Efficiency Rating:- C (72)

Gosport Office

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www.fenwicks-estates.co.uk

Property Reference: G1339

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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:-

Obscured UPVC double glazed front door to:

Entrance Hall:-

Flat and coved ceiling, obscured UPVC double glazed window to side elevation, stairs to first floor, stair lift by separate negotiation, coat hanging area, door to:

Cloakroom:-

Flat ceiling, low level WC, wash hand basin, storage cupboard, extractor fan.

Kitchen:-

8' 8" x 7' 1" (2.64m x 2.16m)

Flat ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, stainless steel single drainer sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, integrated fridge and freezer, wall mounted boiler, radiator.



Lounge/Diner:-

16' 3" x 9' 2" (4.95m x 2.79m) plus recess

Flat and coved ceiling, UPVC double glazed window to conservatory, UPVC double glazed double opening doors to conservatory, radiator.



Conservatory:-

16' 3" x 6' 8" (4.95m x 2.03m) plus recess

L-shaped with utility area, fitted with a range of base cupboards and tiled worktop, single drainer sink unit with mixer tap, space and plumbing for washing machine, space for further appliance, UPVC double glazed windows and door to rear garden.



First Floor Landing:-

Flat and coved ceiling, access to loft space, smoke detector.

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Bedroom One:-

14' 7" x 9' 1" (4.44m x 2.77m) maximum measurements

Flat ceiling, two UPVC double glazed windows to front elevation, built in wardrobe, radiator, door to:



Bedroom Three:-

8' 2" x 7' 1" (2.49m x 2.16m) maximum measurements

Flat ceiling, UPVC double glazed window to rear elevation, built in cupboard, radiator.

En Suite:-

5' 8" x 4' 8" (1.73m x 1.42m) maximum measurements

Flat ceiling, obscured UPVC double glazed window to side elevation, low level WC, pedestal wash hand basin, shower unit with electric shower, extractor fan, heated towel rail.



Bathroom:-

6' 5" x 5' 8" (1.95m x 1.73m)

Flat ceiling, obscured UPVC double glazed window to side elevation, low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, shower screen, partially tiled walls, heated towel rail.



Bedroom Two:-

8' 9" x 8' 2" (2.66m x 2.49m) maximum measurements

Flat ceiling, UPVC double glazed window to rear elevation, built in wardrobe, radiator.

Integral Garage:-

Up and over door, power and light connected, consumer unit and electric meter to wall.

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Outside:-

The rear garden is mainly laid to paving for ease of maintenance, with raised borders, established shrubs and planting, wooden shed with storage area to rear, pond, outside water tap, side access via gate to front. To the front of the property is a large driveway providing off road parking for several vehicles, outside water tap and bin storage area.



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