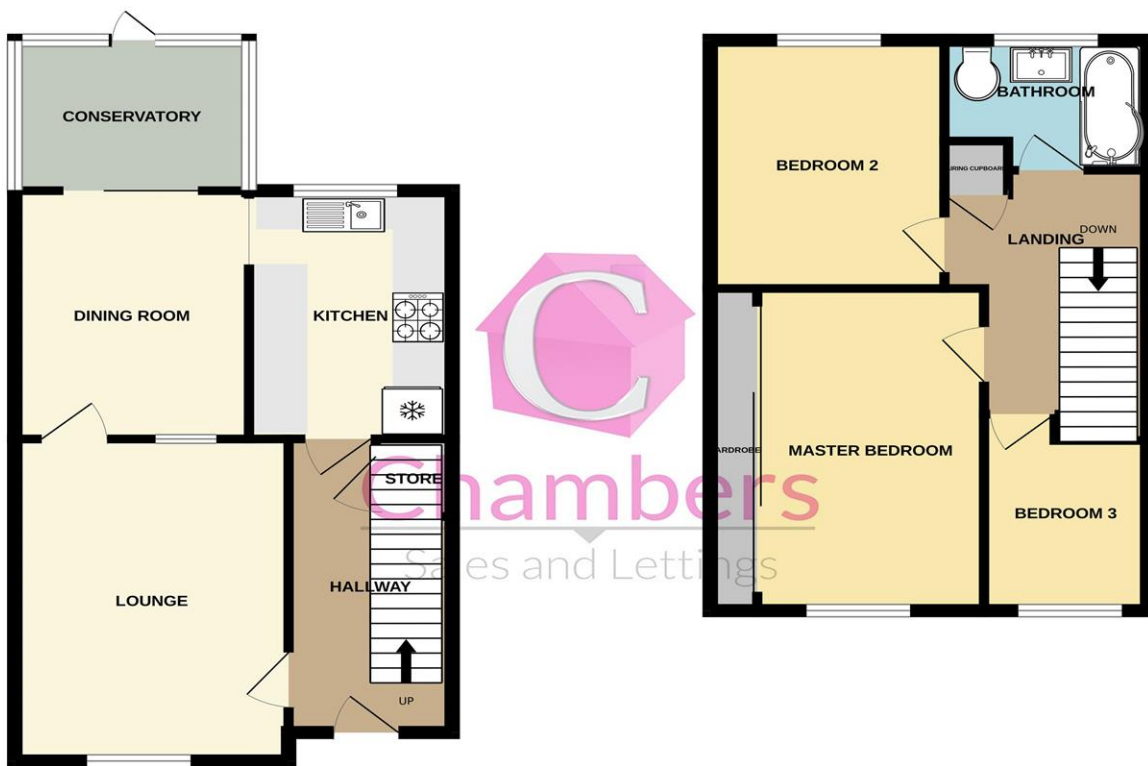




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 SALES & LETTINGS

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





49 Gosport Road Lee-On-The-Solent Lee-On-The-Solent PO13 9EJ

Offers in Excess of
200,000

This three bedroom detached property is conveniently located to the high street, local schools and Lee-on-the-Solent Beach. The accommodation has been re-decorated throughout and re-carpeted in some areas, it briefly comprises of entrance hallway, modern kitchen, separate dining room, conservatory, lounge, three bedrooms and a family bathroom. The outside offers hard standing for potential parking at the rear with a low maintenance garden. This home is offered with no forward chain so call our friendly team today to book an internal viewing 01329 665700.

Front Door

Into:

Entrance Hall

Skimmed ceiling, under stairs storage cupboard, radiator, re-carpeted. Doors to:

Lounge 14' 7" x 10' 6" (4.44m x 3.19m)

Skimmed ceiling, PVCu double glazed window to front elevation, electric fire, radiator, television point, Door to:

Dining Room 11' 6" x 8' 11" (3.50m x 2.71m)

Skimmed ceiling, radiator, telephone point, Doors to:

Conservatory

Constructed under a poly carbonate roof with PVCu double glazed elevations, Door open to rear garden.

Kitchen 12' 2" x 7' 9" (3.70m x 2.35m)

Skimmed ceiling spot lights, PVCu double glazed window to rear elevation, re-fitted range of wall and base/drawer units with work surface over, inset sink, integrated fridge/freezer, electric oven with gas hob and hood, plumbing for washing machine and dishwasher or a tumble dryer.

First Floor Landing

Skimmed ceiling, re-carpeted, access to airing cupboard, loft void, doors to:

Bedroom 1 14' 9" x 8' 10" (4.50m x 2.70m)

Skimmed ceiling, PVCu double glazed window to front elevation, sliding fitted wardrobes, re-carpeted, radiator.

Bedroom 2 11' 6" x 8' 11" (3.50m x 2.71m)

Textured ceiling, PVCu double glazed window to rear elevation, radiator.

Bedroom 3 7' 9" x 6' 4" (2.36m x 1.94m)

Skimmed ceiling, PVCu double glazed window to front elevation, radiator.

Bathroom 7' 10" x 5' 11" (2.39m x 1.80m)

Skimmed ceiling with spot lights, suite comprising PVCu double glazed window to rear elevation, panel bath with shower over, WC, wash hand basin, radiator, fully tiled, shaver point, extractor fan.

Enclosed Garden

A fully enclosed low maintenance south facing rear garden mainly laid to paved patio with shingled area, side gate to front, rear gate to rear service road. There is currently a hard standing in the garden which could be parking if the fence was replaced.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Gosport Road

Standard construction, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : D Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/> The vendor has experienced no flooding in the past 5 years The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>



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