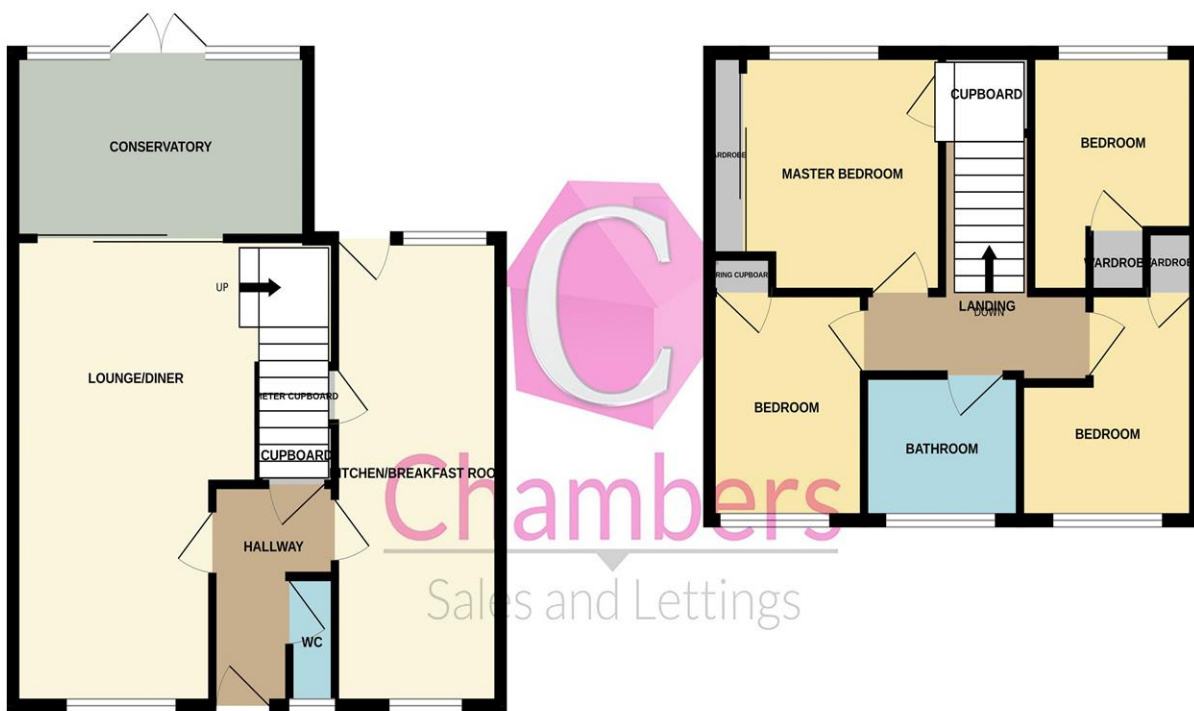




GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

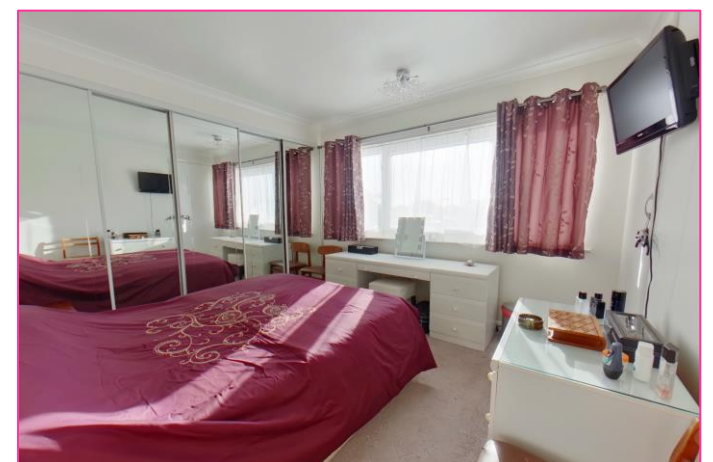
1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.
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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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





21 Meon Close Peel Common Gosport PO13 0QL

Offers in Excess of £300,000

360 virtual tour available upon request! A four bedroom family home situated in Peel Common which is ideally placed for school catchments and beautiful communal grounds. This property comprises of entrance hall, downstairs cloakroom, lounge open to dining room, modern kitchen/breakfast room, conservatory, 4 bedrooms with storage and family bathroom to the first floor. Outside there is a garage in a near by block with parking in front and a south facing enclosed rear garden. This has been owned by the same owners for almost 40 years, contact us today to book a viewing on 01329 665700.

Front Door

Into:

Entrance Hall

Access to cupboard, radiator, doors to:

Cloakroom

PVCu double glazed window to front elevation, WC, wash basin.

Kitchen/Breakfast Room 20' 6" x 8' 7" (6.25m x 2.62m)

Modern refitted range of wall and base/drawer units with work surface over, breakfast bar, PVCu double glazed windows to front and rear with door to rear garden, storage cupboard giving access to meters, space for American Fridge.Freezer, integrated dishwasher, space for oven with extractor hood over, plumbing for washing machine, inset sink, access to boiler.

Lounge 11' 9" x 10' 9" (3.60m x 3.30m)

Sliding patio door to rear into conservatory, carpeted, features gas fire, ceiling light, television point, stairs, Open to:

Dining Room 10' 1" x 8' 11" (3.09m x 2.74m)

PVCu double glazed window to front elevation, radiator, ceiling light, carpeted.

Conservatory 13' 9" x 7' 10" (4.20m x 2.39m)

Constructed under a poly carbonate roof with fitted blinds, French doors and rear elevations. with power.

First Floor Landing

Access to loft, doors to:

Bedroom 1 10' 10" x 11' 10" (3.31m x 3.62m)

PVCu double glazed window to rear elevation, fitted wardrobes with mirrored sliding doors, further cupboard, radiator.

Bedroom 2

PVCu double glazed window to front elevation, access to airing cupboard, radiator.

Bedroom 3 9' 11" x 8' 10" (3.03m x 2.71m)

PVCu double glazed window to front elevation, access to cupboard, radiator.

Bedroom 4 8' 10" x 8' 7" (2.70m x 2.63m)

PVCu double glazed window to rear elevation, access to cupboard, radiator.

Bathroom 6' 9" x 6' 3" (2.08m x 1.93m)

A suite comprising a panel bath with shower over, WC, vanity wash basin, radiator, PVCu double glazed window to front elevation, extractor fan.

Outside

Rear Garden

A fully enclosed south facing rear garden mainly laid to lawn with further area laid to patio offering the perfect sitting area, two sheds, raised bed for growing vegetables, with shingled areas that is ideal for plants and pots, include brick barbecue, Rear gate giving access to:

Garage & Parking

Garage in the block at the rear of the property with up and over door offering parking in front.

Peel Common

The owners own the freehold and pay a management charge of £607 per annum for the up keep of the communal grounds which is maintained regularly (This can be paid monthly)



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