

Peel Road, Gosport, Hampshire, PO12 1JT

£350,000



Semi Detached Character House in a Sort
After Conservation Area

Three Reception Rooms

Four Piece En-Suite Bathroom to Bedroom

Gas Central Heating

Near to Stoke Road and its Facilities

Three Double Bedrooms

Modern Fitted Kitchen

Separate Shower Room

External Landscaping

No Forward Chain

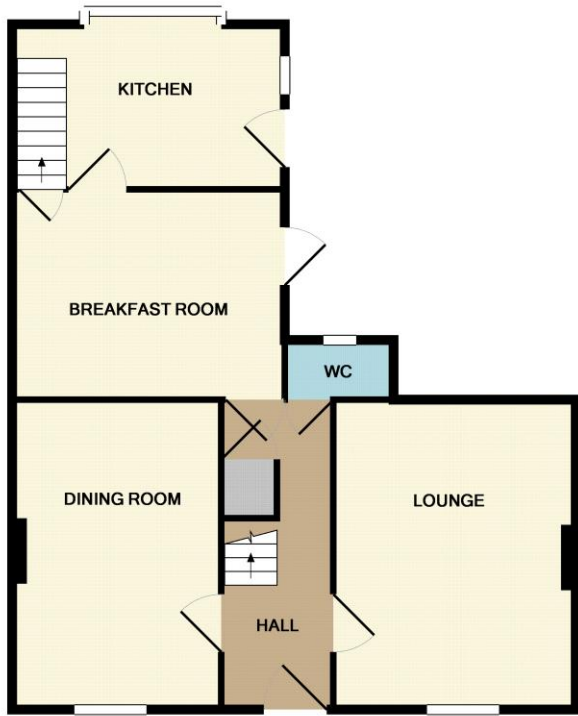
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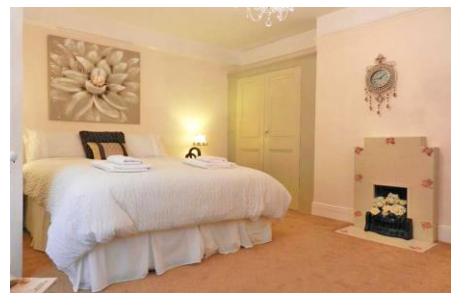


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

ENTRANCE HALL	Meter cupboard, radiator, set ceiling, understairs cupboard, stairs to first floor, laminate flooring.
CLOAKROOM	Low level W.C., hand basin, radiator, tiled floor, set ceiling.
LOUNGE	15'6" (4.72m) x 12'2" (3.71m) Sash window, radiator, picture rail, set and coved ceiling.
DINING ROOM	15'5" (4.7m) x 10'5" (3.18m) Sash window, fireplace with tiled inset, picture rail, radiator.
BREAKFAST ROOM	14'1" (4.29m) x 10'6" (3.2m) PVCu double glazed door to garden, tall radiator, set ceiling, door to servants staircase, laminate flooring.
KITCHEN	13'5" (4.09m) x 8'5" (2.57m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, built-in oven and 4 ring gas hob, space for fridge, space for freezer, plumbing for washing machine, plumbing for dishwasher, PVCu double glazed window and door, tiled splashbacks, ceramic tiled floor, radiator, set ceiling with spotlights.
ON THE FIRST FLOOR	
LANDING	Set ceiling, access to loft space with pull down loft ladder.
BEDROOM 1	15'6" (4.72m) x 12'3" (3.73m) Built-in double cupboard, sash window, tiled fireplace, radiator, picture rail, set ceiling, shelved unit.
BEDROOM 2	15'3" (4.65m) x 10'6" (3.2m) Sash window, radiator, built-in double cupboard, set ceiling.
SHOWER ROOM	With sash window, shower cubicle with attractive wall tiling, vanity hand basin with cupboard under, chrome heated towel rail, set ceiling.
SEPARATE W.C	With low level W.C.
BEDROOM 3	13'6" (4.11m) x 10'7" (3.23m) Fireplace, PVCu double glazed window, radiator, set ceiling, door to:
EN-SUITE BATHROOM	10'10" (3.3m) x 8'3" (2.51m) White suite of bath with chrome feet, antique style mixer tap and shower attachment, vanity hand basin with cupboard under, separate shower cubicle with attractive wall tiling, tiled splashbacks, PVCu double glazed window, radiator, set ceiling with spotlights, chrome heated towel rail, additional stairs to ground floor, cupboard with wall mounted Valliant Ecotech Plus combination boiler.
OUTSIDE	FRONT GARDEN with attractive wrought iron railings and gate, tiled path, borders. SIDE PEDESTRIAN ACCESS to:

REAR GARDEN which predominately attractively paved, raised beds with timber sleepers, outside BRICK BUILT STORE SHED.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Full Energy Performance Certificate available upon request

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask you legal representative to confirm this information before exchanging contracts.