

Gibson Close, Lee On The Solent,  
Hampshire, PO13 8JD

£225,000



End Of Terrace House

Lounge

Double Glazed Conservatory

PVCu Double Glazing

Garage And Allocated Parking Space

Two Bedrooms

Separate Kitchen

First Floor Bathroom With White Suite And Window

Gas Central Heating

Traffic Free Frontage

**023 9258 5588**

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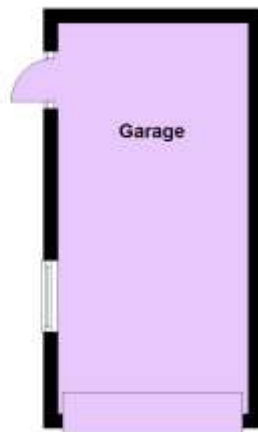
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Ground Floor



First Floor

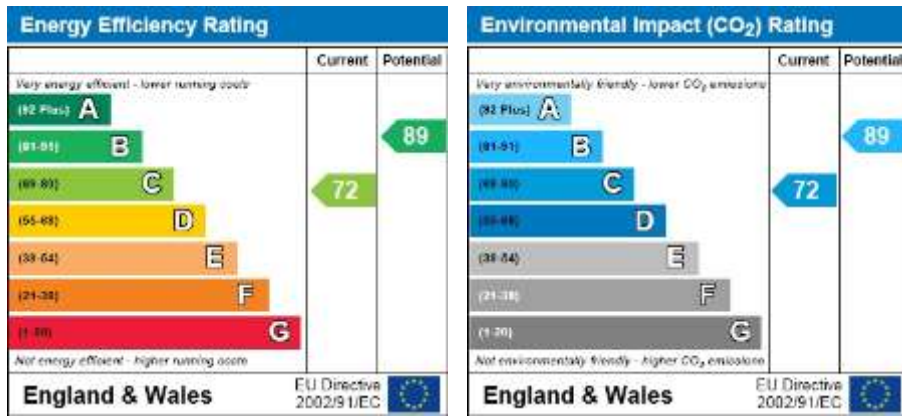


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, storage cupboard, glazed inner door to:
Lounge	20'3" (6.17m) x 11'8" (3.56m) PVCu double glazed window, 2 double radiators, timber side window, stairs to 1st floor.
Kitchen	11'8" (3.56m) x 6'9" (2.06m) single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built-in cooker, 4 ring gas hob, space for fridge/freezer, wall mounted gas central heating boiler, tiled splashbacks, PVCu double glazed window, PVCu double glazed door to:
Conservatory	9'7" (2.92m) x 7'11" (2.41m) PVCu double glazed windows and french doors to garden, plumbing for washing machine, polycarbonate roof, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Airing cupboard, access to loft space.
Bedroom	11'8" (3.56m) x 9'2" (2.79m) PVCu double glazed window, single radiator, built-in cupboards.
Bedroom 2	11'8" (3.56m) x 8'7" (2.62m) PVCu double glazed window, radiator, overstairs recess with shelving.
Bathroom	White suite of panelled bath with mixer tap and separate shower over, pedestal hand basin, low level WC, PVCu double glazed window, tiled walls, chrome heated towel rail.
OUTSIDE	
Front Garden	With lawn, flower borders, crazy paved path, side pedestrian access with timber gate giving access to:
Rear Garden	With patio, decking area and rear pedestrian gate. Garage located at the rear of the garden with cantilever door and personal door to side, additional allocated parking space located nearby.

### Directions

From our office proceed out of Gosport along Stoke Road and around the one way system following the road as it forks to the left into Bury Road. Proceed through the traffic lights and to the roundabout take the 2nd exit into Portsmouth Road, take the 1st exit at the following roundabout and at the traffic lights take the right hand filter lane proceeding into Cherque Way. At the roundabout take the 1st exit into Fitzroy Drive and 3rd turning left into Longdon Drive. At the roundabout take the 1st exit into Twyford Drive and 1st right into Gibson Close, where the property will be found shortly on the left hand side.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

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.