

Privett Place, Gosport,
Hampshire, PO12 3SQ

£339,500



Semi Detached House

Lounge & Separate Dining Area

Ground Floor Cloakroom & First Floor
Shower Room

Mature Rear Garden

Garage

Three Bedrooms

Conservatory

PVCu Double Glazing & Gas Central
Heating

Off Road Parking Space

No Forward Chain

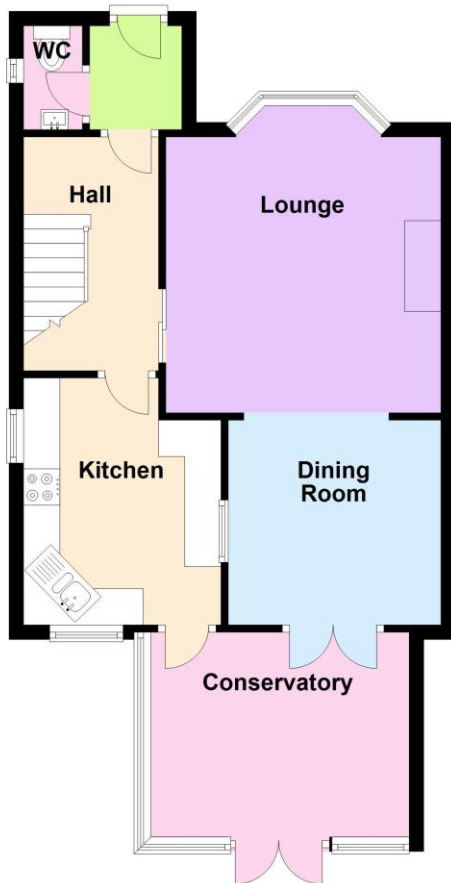
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Ground Floor



First Floor



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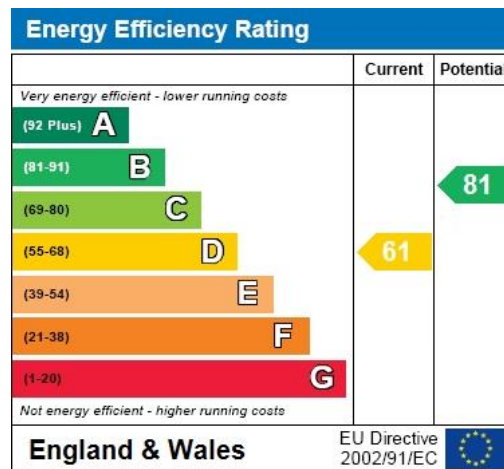
Entrance Porch	PVCu double glazed front door with glazed panel, radiator, laminate flooring.
Cloakroom	Low level W.C., hand basin, PVCu double glazed window, radiator, tiled splashbacks, coved ceiling, laminate flooring.
Entrance Hall	Radiator, laminate flooring, understairs cupboard, stairs to first floor with spindled balustrade, coved ceiling.
Lounge	13'8" (4.17m) Into Bay x 12'4" (3.76m) PVCu double glazed window, fireplace surround with marble style inset and hearth, 2 radiators, coved ceiling, wooden flooring, archway to:
Dining Area	9'6" (2.9m) x 9'3" (2.82m) Radiator, coved ceiling, wooden flooring, glazed French doors to conservatory.
Kitchen	11'2" (3.4m) x 8'11" (2.72m) 1 1/2 bowl sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor hood over, integrated fridge/freezer, integrated dishwasher, radiator, 2 PVCu double glazed windows, coved ceiling, tiled splashbacks, plumbing for washing machine, Georgian style glazed door to:
Conservatory	11'2" (3.4m) x 9'3" (2.82m) PVCu double glazed French doors to garden and window to side, polycarbonate roof, laminate flooring, radiator.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window and access to loft space.
Bedroom 1	14'3" (4.34m) Into Bay x 8'8" (2.64m) To Wardrobe PVCu double glazed window, built in wardrobes, radiator.
Bedroom 2	9'2" (2.79m) x 10'5" (3.18m) Plus Recess PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	9'3" (2.82m) Max x 8'1" (2.46m) Max L shaped, PVCu double glazed window, radiator, coved ceiling.
Shower Room	8'1" (2.46m) x 5'6" (1.68m) White suite of shower cubicle, vanity hand basin with cupboard under, low level W.C., 2 PVCu double glazed windows, wall mounted Vaillant gas central heating boiler, chrome heated towel rail, tiled splashbacks, coved ceiling.
OUTSIDE	
Front Garden	With lawn, flower and shrub borders, paved parking space, shared driveway to:
Detached Garage	
Rear Garden	With lawn, flower and shrub borders, greenhouse, patio area with canopy over.

Tenure

Freehold.

Council Tax

Band C.



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 your legal representative to confirm this information before exchanging contracts.