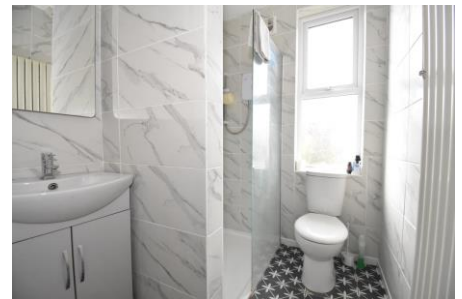


Arundel Road, Gosport,
Hampshire, PO12 3LS

£229,950



Semi Detached Bungalow

Open Plan Lounge / Kitchen Area

Study

PVCu Double Glazing

Pleasant Garden

One Bedroom

Modern Shower Room

L Shaped Conservatory

Gas Central Heating

Cul-De-Sac Location

023 9258 5588

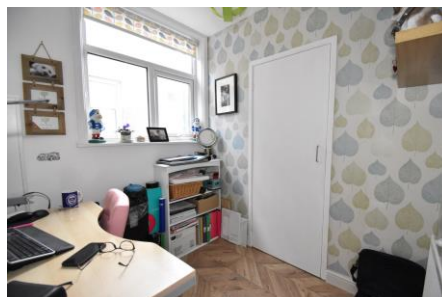
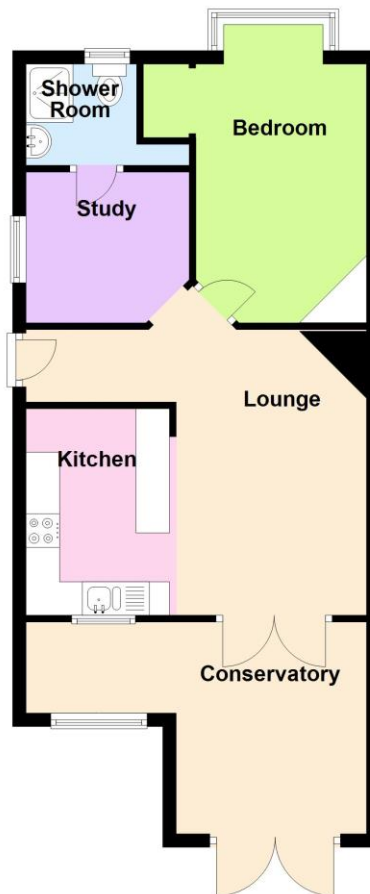
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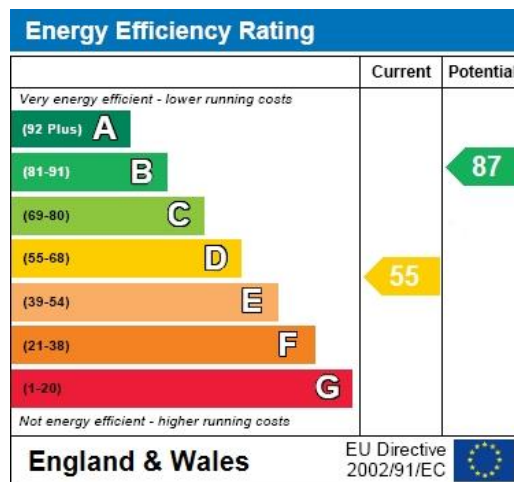
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Ground Floor



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Entrance Hall	Composite front door, radiator, access to loft space with pull down loft ladder, laminate flooring.
Lounge	13'11" (4.24m) x 9'4" (2.84m) Marble hearth, tall standing radiator, laminate flooring, square archway to:
Kitchen	9'10" (3m) x 6'11" (2.11m) 1 1/2 bowl stainless steel sink unit, grey fronted wall and base units with worksurface over, gas cooker point, cooker extractor canopy, PVCu double glazed window, space for fridge/freezer, tiled splashbacks.
Conservatory	10'4" (3.15m) x 16'7" (5.05m) narrowing to 9'3" (2.82m), L Shaped, PVCu double glazed French doors to garden, PVCu double glazed window, polycarbonate roof, radiator, plumbing for washing machine, laminate flooring.
Study	7'4" (2.24m) x 6'11" (2.11m) PVCu double glazed window, laminate flooring, radiator, wall mounted gas central heating boiler.
Bedroom	16'7" (5.05m) Into Bay x 9'4" (2.84m) Decorative fireplace, radiator, PVCu double glazed window, meter cupboard.
Shower Room	Shower cubicle with Triton shower, low level W.C., vanity hand basin with cupboard under, PVCu double glazed window, tall standing radiator, tiled walls, ceramic tiled floor, shelved recess.
OUTSIDE	
Front Garden	With brick wall and iron gate, side pedestrian access to:
Rear Garden	With lawn and borders, timber shed.
Plastic Shed	10'3" (3.12m) x 7'9" (2.36m) With plumbing for washing machine.
Tenure	Freehold.
Council Tax	Band B.



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.