

Privett Road, Gosport,
Hampshire, PO12 3SR

£397,500



Spacious Semi Detached Home With
Three Bedrooms

Kitchen / Dining Room

Large Hallway

Good Size Driveway

Garden Of Sunny Aspect

Renovated To A High Standard

Spacious Lounge

Ground Floor Cloakroom & First Floor
Bathroom

Bay House School Catchment

Gas Central Heating Install 2021

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Ground Floor



First Floor



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A spacious and well presented semi detached house which has undergone many improvements in the last few years. A new gas central heating system was installed in 2021 and the property has been re-wired, new kitchen fitted with quartz worktop, new flooring, extensive replastering, much of the internal joinery has been renewed, such as door architrave, internal doors and staircase balustrade.

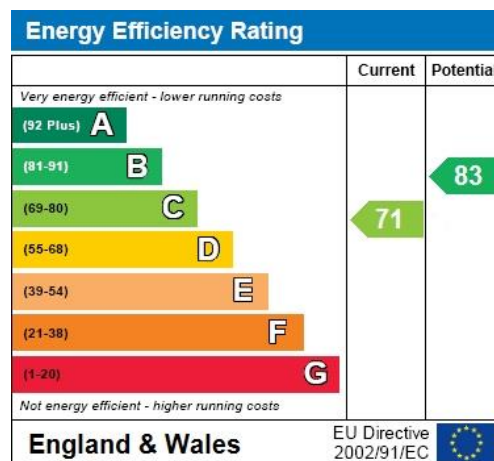
Entrance Hall	PVCu double glazed window, vinyl tiled floor, tall standing radiator, cloaks cupboard, stairs to first floor with spindled balustrade, understairs cupboard with plumbing for washing machine and shelf.
Cloakroom	White suite of low level W.C., vanity hand basin with cupboard under, tiled splashbacks, radiator, PVCu double glazed window.
Lounge	13'7" (4.14m) x 11'11" (3.63m) PVCu double glazed bay window, radiator, glazed French doors to:
Kitchen / Dining Room	
Kitchen Area	11'11" (3.63m) x 10'10" (3.3m) Refitted kitchen with stainless steel Franke sink and tap with pull out spray attachment, white fitted wall and base units with quartz worksurface over, built in double oven and 4 ring ceramic hob, integrated fridge/freezer, standing radiator, PVCu double glazed patio door to garden.
Dining Area	10'9" (3.28m) x 8'2" (2.49m) PVCu double glazed French doors with window to side, radiator.
ON THE 1ST FLOOR	
Landing	Airing cupboard with wall mounted gas central heating boiler, PVCu double glazed window, access to loft space.
Bedroom 1	12'7" (3.84m) x 11'11" (3.63m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	12'0" (3.66m) x 11'11" (3.63m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	9'1" (2.77m) x 8'4" (2.54m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	8'3" (2.51m) x 6'2" (1.88m) White suite of panelled bath with mixer tap and separate shower over, vanity hand basin, low level W.C., PVCu double glazed window, radiator, chrome heated towel rail, tiled splashbacks, laminate flooring.
OUTSIDE	
Front Garden	With lawn and gravel driveway, space for several cars, double iron gates to further gravelled sideway.
Rear Garden	Of sunny aspect with lawn, flower and shrub borders.

Tenure

Freehold.

Council Tax

Band D.



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

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.