



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hectopix ©2022



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**02380 010440**

**45 The Drive  
Peel Common  
Gosport  
PO13 0RH**

Asking Price £325,000  
Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	78

England & Wales EU Directive 2002/91/EC



**NEW BOILER.....**This immaculate three bedroom EXTENDED semi detached property has been owned by the current sellers for over 35 years and could be described as a 'Turn Key' property. The accommodation on offer includes a downstairs cloakroom, fitted kitchen with solid wood work tops, lounge with feature Log Burner, separate dining room and a study/play room. The first floor offers three bedrooms and a refitted shower room. Outside the rear garden has a feature pergola, a low maintenance finish and a rear access gate that in turn leads to a nearby single garage with a parking space in front. This property is ideal for first time buyers or families looking to live in a very convenient and well maintained location. Please call Chambers today to arrange a viewing and avoid missing out. 01329 665700.

**Front Door**  
Into entrance porch leading to:

**Downstairs Cloakroom**  
Double glazed window to rear elevation, refitted with a white suite comprising of a low level WC and inset vanity sink unit.

**Hallway**  
Turning staircase to first floor, cloaks/storage cupboard, doors to kitchen, lounge and to:

**Kitchen**  
11'5" x 8'8" (3.49 x 2.66)  
Fitted with a comprehensive range of wall and base cupboard/drawer units with solid Beech wooden worktops, inset butler sink with mixer tap, integrated appliances including an eye level oven and separate grill, recently fitted 'Smeg' induction hob, microwave and dishwasher, space for underwork top fridge/freezer and plumbing for washing machine, double glazed window to front elevation, small breakfast bar, inset spotlights to ceiling, radiator.

**Lounge**  
21'7" x 12'7" (6.58 x 3.85)  
Accessed via glazed double doors, Double glazed full height window to front elevation, feature Log Burner with Oak mantle above, radiator, open access to:

**Dining Room**  
12'4" x 8'10" (3.78 x 2.71)  
Double glazed sliding patio doors to rear garden, radiator, open access to:

**Family Room**  
10'1" x 7'7" (3.09 x 2.32)  
Double glazed window to rear elevation, radiator.

**Landing**  
Access to storage cupboard, access to partly boarded loft with fitted ladder and light, doors to all bedrooms and wet room.

**Master Bedroom**  
12'10" x 10'10" (3.92 x 3.31)  
Double glazed window to front elevation, laminate flooring, radiator.

**Bedroom Two**  
9'8" x 8'3" (2.95 x 2.53)  
Double glazed window to front elevation, laminate flooring, radiator.

**Bedroom Three**  
10'0" x 6'11" (3.07 x 2.13)  
Double glazed window to rear elevation, laminate flooring, radiator.

**Wetroom**  
Double glazed window to rear elevation, fully tiled floor and walls with a walk in shower and glazed screen, low level WC, inset vanity sink unit, chrome heated towel rail.

**Rear Garden**  
Area immediately behind house laid to decking with wooden pergola, further area mainly laid to shingle with occasional flowers and shrubs timber garden shed, fully fence enclosed with a rear access gate, outside tap.

**Single Garage**  
Situated in a block nearby with up and over door, with a parking space in front.

**Service Charge**  
This property is Freehold and there is a charge for all the communal surrounding gardens to be maintained etc which is approx £670 per annum or can be paid monthly.