



OIEO £330,000
4 Vanguard Road
Priddy's Hard, Gosport, PO12 4FE

PROPERTY SUMMARY

We are pleased to welcome to the market this Four bedroom Townhouse located on the popular Priddys Hard development, situated in a quiet cul-de-sac location beside the Harbour. The property comprises of four double bedrooms, family bathroom, two ensuite shower rooms, downstairs cloakroom, spacious lounge, ground floor kitchen, conservatory, garage, allocated parking and much more. View now to avoid missing out on this superb property.





ENTRANCE HALL

KITCHEN 8' 5" x 7' 4" (2.58m x 2.25m)

UTILITY ROOM

LOUNGE/DINER 14' 3" x 13' 0" (4.35m x 3.97m)

CONSERVATORY 12' 3" x 7' 8" (3.74m x 2.35m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 7" x 12' 1" (3.84m x 3.69m)

ENSUITE 5' 6" x 4' 8" (1.68m x 1.44m)

BEDROOM FOUR 9' 5" x 7' 9" (2.89m x 2.37m)

W/C

SECOND FLOOR LANDING

BATHROOM 6' 9" x 5' 6" (2.08m x 1.70m)

BEDROOM TWO 12' 7" x 8' 4" (3.84m x 2.56m)

ENSUITE 5' 6" x 5' 2" (1.70m x 1.60m)

BEDROOM THREE 14' 2" x 9' 8" (4.33m x 2.95m)

GARAGE & ALLOCATED PARKING



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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