



GUIDE PRICE
£350,000 - £360,000
52 Stradbroom
Gosport, PO13 0HA

PROPERTY SUMMARY

***Guide Price £350,000 - £360,000 *** Located in the popular Stradbrook area a short walk from local amenities is this beautifully presented semi-detached bungalow. This fantastic property has so much to offer including two double bedrooms, two reception rooms, modern fully fitted kitchen, shower room, landscaped low maintenance rear garden, off road parking for multiple vehicles and so much more. This property really does need to be viewed to fully appreciate all it has to offer so call our Gosport office now to arrange an internal inspection.





ENTRANCE HALL

LOUNGE 17' 5" x 11' 6" (5.33m x 3.51m)

KITCHEN 10' 9" x 10' 7" (3.28m x 3.23m)

CONSERVATORY 9' 3" x 9' 4" (2.84m x 2.87m)

MASTER BEDROOM 11' 6" x 11' 5" (3.53m x 3.48m)

BEDROOM TWO 11' 1" x 9' 10" (3.38m x 3.00m)

SHOWER ROOM

GARDEN

OFF ROAD PARKING

AGENTS NOTE

Freehold

Council Tax Band C

EPC Rating C





TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	70	
(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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