



GUIDE PRICE
£350,000 - £360,000
46 Carisbrooke Road
Gosport, PO13 0QZ

PROPERTY SUMMARY

Guide Price £350,000 - £360,000 We are delighted to bring to the market for sale, this semi-detached four bedroom family home, offered with no onward chain. The extended property comprises of a large lounge/diner, kitchen, conservatory, study, downstairs w/c, family bathroom and an ensuite to the 2nd floor bedroom. Internal viewings are a must to appreciate how spacious this property is, so please contact our Gosport Branch to arrange your appointment asap.





PORCH

ENTRANCE HALL

LOUNGE/DINER 10' 9" x 26' 1" (3.30m x 7.96m)

KITCHEN 8' 9" x 8' 6" (2.67m x 2.60m)

CONSERVATORY 16' 10" x 10' 2" (5.15m x 3.12m)

STUDY 6' 10" x 8' 1" (2.09m x 2.47m)

W/C

GARAGE/STORE ROOM

1ST FLOOR LANDING

BEDROOM 1 10' 9" x 13' 10" (3.30m x 4.23m)

BEDROOM 2 8' 11" x 11' 9" (2.73m x 3.59m)

BEDROOM 3 6' 11" x 8' 2" (2.11m x 2.50m)

BATHROOM

2ND FLOOR LANDING

BEDROOM 4 13' 4" x 16' 0" (4.07m x 4.88m)

ENSUITE

ENCLOSED REAR GARDEN

DRIVEWAY

AGENTS NOTES

- Freehold
- EPC Rating D
- Council Tax Band D



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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

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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