

GUIDE PRICE

**£340,000 - £360,000**

**15 Sydney Road**

Gosport, Hampshire, PO12 1PJ



## PROPERTY SUMMARY

We are excited to bring to the market this four bedroom, well presented and extended family home situated in the popular Sydney Road location, just a short walk from Gosport town Centre and the Gosport Ferry. This deceptively spacious property has so much to offer including four bedrooms, cloakroom, utility area, open plan kitchen/ diner/ family room, separate lounge, modern family bathroom, enclosed rear garden, double garage and so much more. This fantastic home really does need to be viewed to fully appreciate all it has to offer, so call our Gosport office TODAY to arrange your internal inspection.







## ENTRANCE HALLWAY

### WC

**LOUNGE** 13' 8" x 12' 7" (4.18m x 3.85m)

**DINING ROOM** 12' 7" x 10' 1" (3.86m x 3.08m)

**KITCHEN/DINER** 18' 3" x 10' 5" (5.57m x 3.18m)

**UTILITY ROOM** 6' 2" x 5' 8" (1.88m x 1.73m)

### STAIRS AND LANDING

**BEDROOM ONE** 18' 2" x 10' 5" (5.56m x 3.19m) currently used as a 3rd lounge

**BEDROOM TWO** 12' 8" x 11' 1" (3.88m x 3.40m)

**BEDROOM THREE** 12' 7" x 9' 8" (3.86m x 2.97m)

**BATHROOM** 7' 9" x 7' 6" (2.37m x 2.31m)

### SHOWER ROOM

**BEDROOM FOUR** 15' 3" x 10' 4" (4.66m x 3.15m)

**GARDEN** Southerly Facing

**DOUBLE GARAGE** 18' 11" x 16' 8" (5.78m x 5.10m)





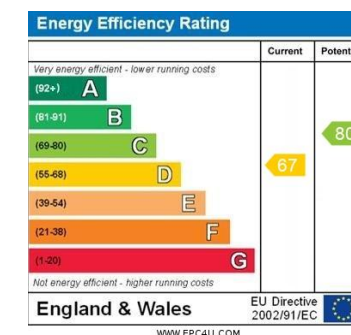
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

**VIEWINGS**  
By prior appointment only



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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