



**£250,000**

**32 Cheriton Road**

Gosport, Hampshire, PO12 3RQ



## PROPERTY SUMMARY

Nestled away in the popular Cheriton Road estate is this well presented three bedroom family home. This must see property has so much to offer including a modern kitchen and bathroom, three bedrooms, off road parking for two vehicles and so much more. Located close to popular schools, Privett Park and Stokes Bay beach this property in our opinion needs to be viewed to fully appreciate all it has to offer. Call our Gosport office now to arrange an internal inspection and avoid missing out.







#### **ENTRANCE HALL**

**KITCHEN** 6' 9" x 10' 4" (2.07m x 3.15m)

**LIVING ROOM** 12' 10" x 14' 4" (3.93m x 4.37m)

#### **STAIRS & LANDING**

**BEDROOM 1** 9' 8" x 8' 9" (2.95m x 2.69m)

**BATHROOM** 6' 2" x 6' 2" (1.90m x 1.88m)

**BEDROOM 2** 6' 2" x 9' 3" (1.90m x 2.82m)

**BEDROOM 3** 6' 4" x 8' 10" (1.95m x 2.71m)

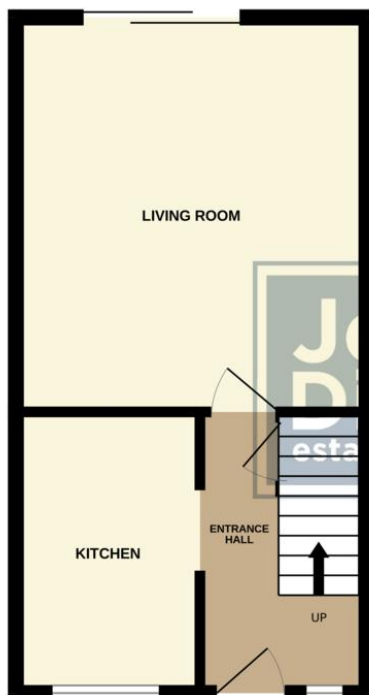
#### **ENCLOSED REAR GARDEN**

#### **AGENT NOTES**

- Freehold
- EPC Rating C
- Council Tax Band B



GROUND FLOOR



1ST FLOOR

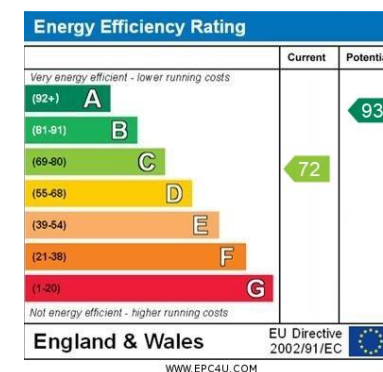


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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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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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