

GUIDE PRICE

**£370,000 - £380,000**

**31 Ashdown**

Gosport, PO13 0DF

## PROPERTY SUMMARY

We are excited to bring to the market this self build detached family home located in the quiet cul-de-sac location of Ashdown. This fantastic property has so much to offer including three double bedrooms, spacious lounge/diner, kitchen/diner, two bathrooms, cloakroom, garage, off road parking and so much more. An internal inspection is high recommended so call our Gosport now to avoid missing out.





#### **ENTRANCE HALL**

#### **CLOAKROOM**

**LOUNGE/DINER** 22' 9" x 11' 10" (6.94m x 3.63m)

**KITCHEN/DINER** 17' 10" x 15' 7" (5.46m x 4.76m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM** 12' 5" x 10' 6" (3.79m x 3.21m)

**BEDROOM TWO** 11' 1" x 11' 10" (3.40m x 3.63m)

**BEDROOM THREE** 12' 11" x 8' 4" (3.96m x 2.55m)

#### **BATHROOM**

#### **SHOWER ROOM**

#### **GARDEN**

#### **GARAGE**

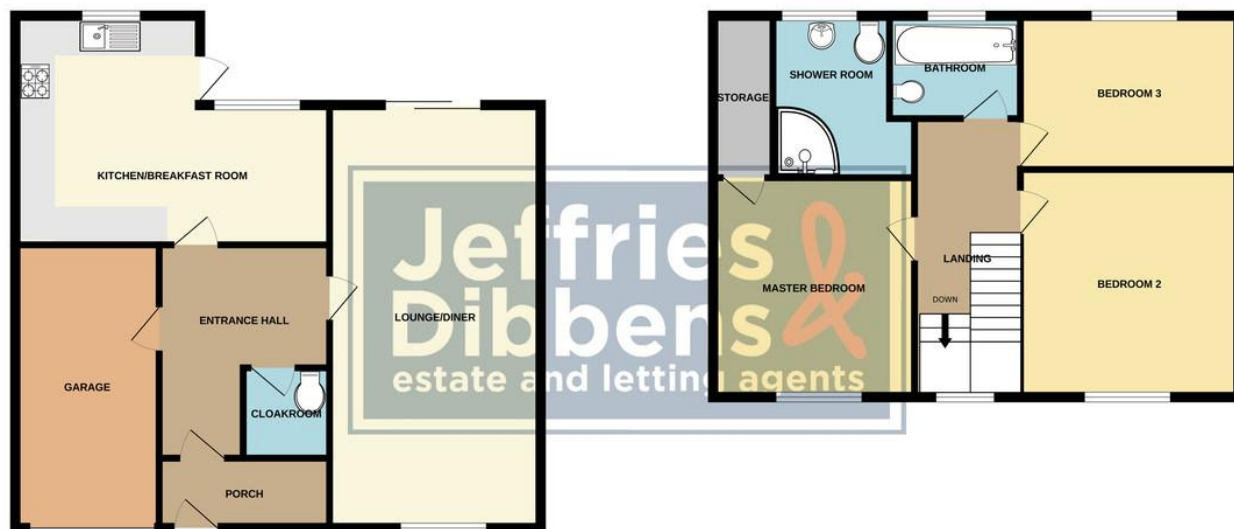
**AGENTS NOTE** Freehold

Council Tax Band D



GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.

1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

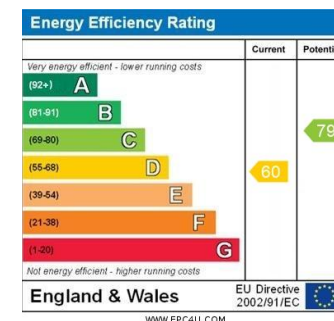
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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