



GUIDE PRICE

£350,000 - £370,000

Harwood Road

Gosport, PO13 0TT

PROPERTY SUMMARY

*** Guide Price £350,000 - £370,000 *** Located on the outskirts of town, this beautifully presented 3-bedroom semi-detached family home offers comfortable, modern living with a host of impressive features both inside and out. Boasting ample off-road parking and a detached garage, the property is ideal for growing families or those needing extra space for vehicles or storage. Inside, you'll find a stylishly re-fitted kitchen, a separate lounge, three generously sized bedrooms, modern four piece bathroom and so much more. Call our Gosport office now to arrange an internal inspection.





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ENTRANCE HALL

LOUNGE 13' 9" x 11' 11" (4.19m x 3.63m)

KITCHEN/BREAKFAST ROOM 20' 8" x 11' 0" (6.31m x 3.37m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1 12' 7" x 11' 8" (3.84m x 3.56m)

BEDROOM 2 11' 8" x 10' 6" (3.56m x 3.2m)

BEDROOM 3 10' 10" x 9' 5" (3.3m x 2.87m)

BATHROOM 7' 10" x 5' 5" (2.39m x 1.66m)

OUTSIDE

LOG CABIN 18' 10" x 9' 1" (5.75m x 2.77m)

GARAGE & BRICK BUILT SHED

AGENTS NOTE Freehold, Council Tax Band B



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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.

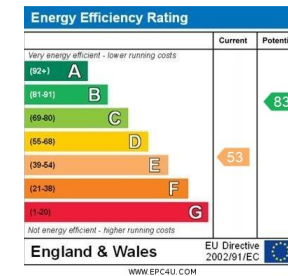
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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