



**FOR SALE**

Asking Price £310,000

Solebay Way, Gosport PO13 8NQ

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THE ESTATE AGENTS



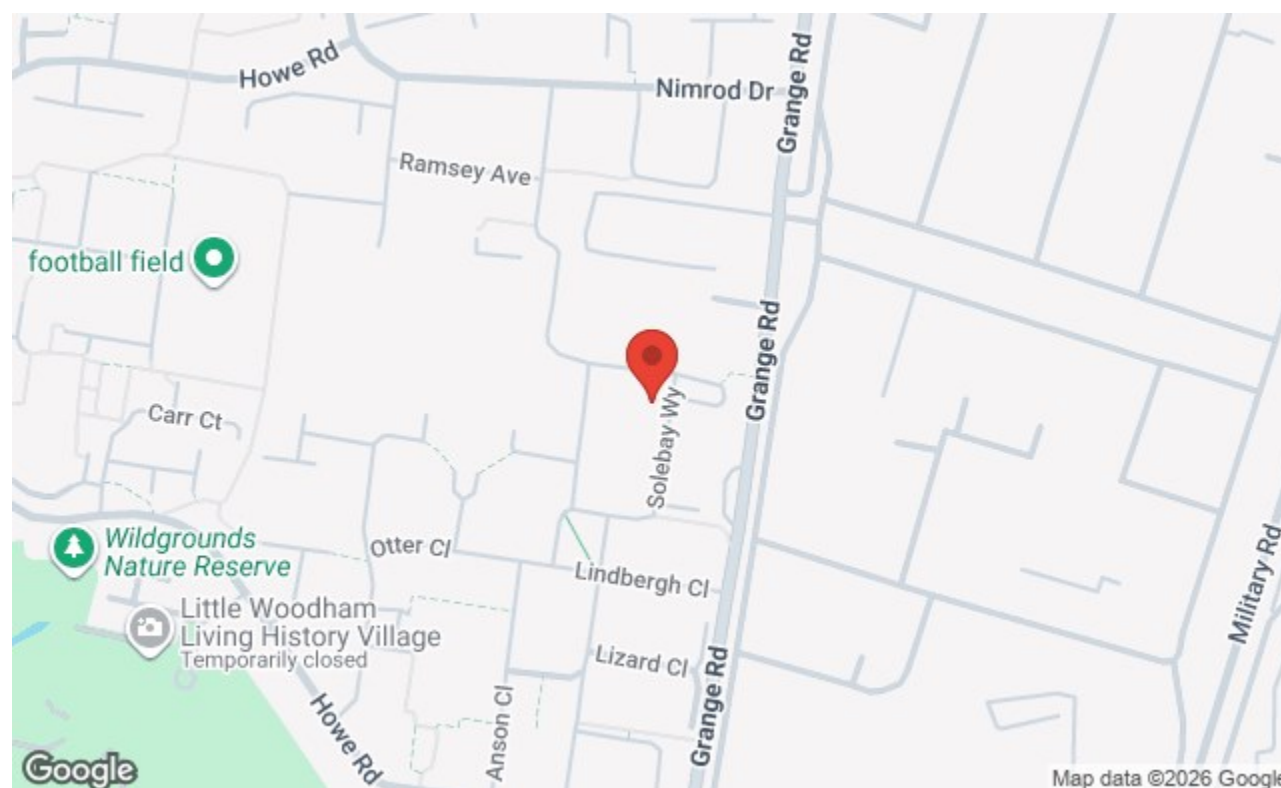
4 bedrooms 2 bathrooms 1 living room

## HIGHLIGHTS

- ❖ Modern home in quiet location
- ❖ Bright and spacious living room
- ❖ Kitchen/dining area
- ❖ Well-proportioned bedrooms
- ❖ Private rear garden
- ❖ Driveway or allocated parking
- ❖ Low-maintenance modern build
- ❖ Close to schools, shops and transport links
- ❖
- ❖

Set in a quiet modern close, Solebay Way offers bright, comfortable and practical living in a highly convenient location. Designed with easy everyday living in mind, the home features a welcoming living room, a well-proportioned kitchen/dining space and good-sized bedrooms upstairs, making it ideal for families, first-time buyers or downsizers. A private rear garden provides a great spot for relaxing or entertaining, while the driveway add day-to-day convenience. With local schools, shops, bus routes and amenities all

close by, this is a well-located home offering comfort, modern living and plenty of appeal.



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# PROPERTY INFORMATION

ENTRANCE HALL

CLOAKROOM/WC

KITCHEN  
12'4" x 7'3" (3.76m x 2.21m)

LOUNGE/DINING  
ROOM  
13'9" x 12'6" (4.19m x 3.81m)

LANDING

BEDROOM 2  
13'9" x 12'6" (4.19m x 3.81m)

BEDROOM 4  
9'4" x 6'9" (2.84m x 2.06m)

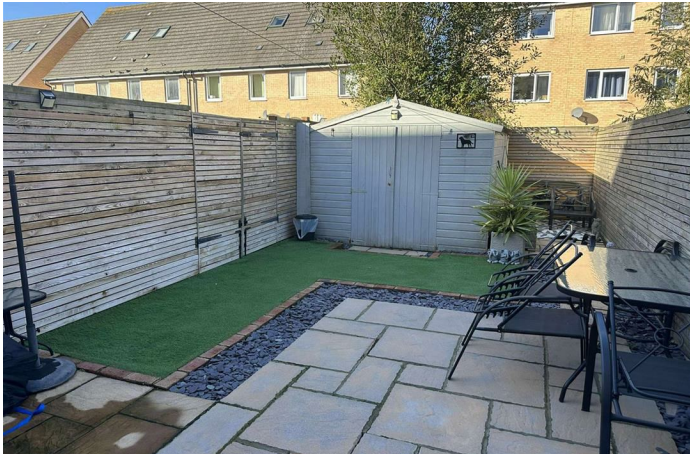
FAMILY BATHROOM  
6'9" x 5'5" (2.06m x 1.65m)

LANDING

MASTER BEDROOM  
13'9" x 12'6" (4.19m x 3.81m)

EN SUITE SHOWER  
ROOM

BEDROOM 3  
13'9" x 9'4" (4.19m x 2.84m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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