



Grove Road, Gosport PO12 4JJ

welcome to

Grove Road, Gosport

Are you looking for a FAMILY home with generous sized rooms? This SELF-BUILD could be perfect for you, previously an ORCHARD back in the day, this DETACHED home was designed and built in the 1950's and is a fantastic family home!

Entrance Hall

Composite door to side access, double glazed window to side of door, stairs to first floor landing, two radiators, door to garage.

Lounge

15' 7" max x 12' 7" max (4.75m max x 3.84m max)
UPVC double glazed bay window to front elevation, two radiators, fireplace with gas fired coals in grate.

Dining Room

12' 7" max x 9' 9" max (3.84m max x 2.97m max)
UPVC double glazed doors with two windows either side of door, two radiators, laminate wood flooring.

Kitchen

13' 4" max x 7' 8" max (4.06m max x 2.34m max)
Matching wall and base units, double electric oven, 5 ring gas hob, stainless steel sink and drainer unit, plumbing for washing machine, integral dishwasher, space for fridge/freezer, doors from hallway, dining room and leading to conservatory.

Conservatory

17' 6" max x 11' 8" max (5.33m max x 3.56m max)
UPVC doors to rear and side access, UPVC double glazed windows to rear elevation, utility cupboard, larder cupboard, two radiators.

Cloakroom

Wc, tiled walls.

First Floor Landing

UPVC double glazed window to side elevation, generous sized airing cupboard, access to loft space, doors to:

Bedroom 1

15' 9" max x 12' 8" max (4.80m max x 3.86m max)
UPVC double glazed bay window to front elevation, two radiators, triple and double built in wardrobes.

Bedroom 2

12' 7" max x 10' max (3.84m max x 3.05m max)
UPVC double glazed window to rear elevation, radiator, fixed combi wardrobe with mirrors and drawers.





Bedroom 3

13' 9" max x 7' 8" max (4.19m max x 2.34m max)
UPVC double glazed window to front elevation,
radiator.

Bathroom

UPVC double glazed window to rear elevation, bath
with shower attachment, shower cubicle, Triton
electric heater in Shower Cubicle, vanity wash hand
basin, wc, heated towel rail, tiled walls, extractor fan.

Outside

To the front the garden is laid to resin leading to the
garage, There is a flower bed behind the front wall
and the pathways and entrance to garage are laid to
resin. To the rear there is a paved section, laid to
lawn area, mature shrubs and trees, brick built shed,
greenhouse and side pedestrian access.



Integral Garage

18' 3" max x 8' max (5.56m max x 2.44m max)
Double doors, central heating boiler, power and
light.



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welcome to

Grove Road, Gosport

- Three Bedroom Detached Family Home
- Integral Garage
- Downstairs WC
- Enclosed Rear Garden
- Generous Sized Conservatory

Tenure: Freehold EPC Rating: E

offers over

£360,000



Total floor area 149.0 sq.m. (1,604 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
GOS111013 - 0005

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