



Lodge Gardens, Gosport PO12 3PY

welcome to

Lodge Gardens, Gosport

Fox & Sons are pleased to offer for sale a well presented three bedroom semi-detached house situated in a popular cul-de-sac in Alverstoke overlooking communal gardens.

Entrance Porch

UPVC door to front access, radiator, cupboard.

Cloakroom

UPVC double glazed window to side elevation, wash hand basin, wc.

Lounge

18' 8" max extending to x 17' 3" max (5.69m max extending to x 5.26m max)

UPVC double glazed window to front elevation, upright radiator, radiator, stairs to first floor landing, understairs cupboard,

Dining Room

10' 11" max x 8' 8" max (3.33m max x 2.64m max)

UPVC double glazed doors to rear garden, radiator, open to:

Kitchen

11' 3" max x 9' 4" max (3.43m max x 2.84m max)

UPVC double glazed window to rear elevation, matching wall and base units, stainless steel sink and drainer unit, work surface, electric double oven, five ring gas hob, integrated fridge/freezer and washing machine, extractor fan.

First Floor Landing

UPVC double glazed window to front elevation, access to loft space, cupboard, doors to:

Bedroom 1

13' 3" max x 10' 9" max (4.04m max x 3.28m max)

UPVC double glazed window to front elevation, two in-built cupboards, radiator.

Bedroom 2

13' 1" max x 9' 5" max (3.99m max x 2.87m max)

UPVC double glazed window to rear elevation, radiator.





Bedroom 3

9' 5" max x 7' 4" max (2.87m max x 2.24m max)
UPVC double glazed window to front elevation,
radiator.

Bathroom

UPVC double glazed window to rear elevation, walk-in shower, vanity wash hand basin, wc, heated towel rail.

Outside

To the front the garden is laid to lawn. To the rear there is a corner plot with a paved and shingled section, two sheds, side pedestrian gate and fence enclosed.

Agents Note

The property is subject to a maintenance charge for the upkeep of the cul-de-sac, we have been advised that this is £330 per annum.



view this property online fox-and-sons.co.uk/Property/GOS111195



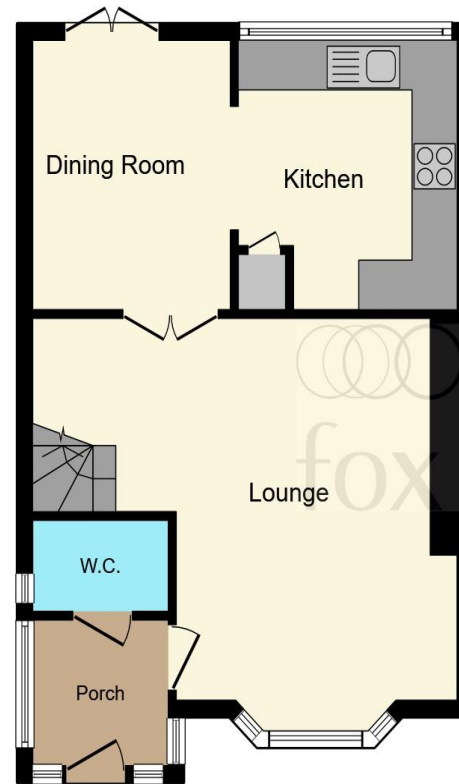
welcome to

Lodge Gardens, Gosport

- Three Bedroom Semi-Detached Family Home
- Garage In A Block
- Modern Fitted Kitchen Open To The Dining Room
- Downstairs Toilet
- Side & Rear Gardens

Tenure: Freehold EPC Rating: C

£360,000



Ground Floor



First Floor

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.

view this property online fox-and-sons.co.uk/Property/GOS111195



Property Ref:
GOS111195 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk