



Rydal Road, Gosport PO12 4ES

welcome to

Rydal Road, Gosport

-- THREE BEDROOM TERRACED HOUSE WITH NO ONWARD CHAIN -- ** Block paved DRIVEWAY to the front ** Upstairs SHOWER room ** Separate lounge and dining room ** Downstairs W/C ** WORKSHOP in the rear garden with power and lighting **

Entrance Hall

UPVC door to front elevation, stairs to first floor landing, radiator.

Lounge

13' 3" into bay x 11' 9" max (4.04m into bay x 3.58m max)
UPVC double glazed bay window to front elevation, two radiators.

Dining Room

12' 9" max x 9' 8" max (3.89m max x 2.95m max)
Patio doors, radiator, open to:

Kitchen

9' 4" max x 7' 5" max (2.84m max x 2.26m max)
Window to rear elevation, door to conservatory, matching wall and base units, one and a half bowl sink and drainer unit, work surfaces, tiled splashbacks, electric oven, gas hob, cooker-hood.

Utility Area

7' 11" max x 4' 8" max (2.41m max x 1.42m max)
Door to garden, plumbing for washing machine, space for fridge/freezer.

Cloakroom

Wc

Conservatory

7' 11" max x 6' 4" max (2.41m max x 1.93m max)
UPVC construction, window to rear elevation, seating area.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

11' 8" max x 10' 11" max (3.56m max x 3.33m max)
UPVC double glazed window to front elevation, radiator.





Bedroom 2

12' 9" max x 8' 5" max (3.89m max x 2.57m max)
UPVC double glazed window to rear elevation, in-built wardrobes, radiator.

Bedroom 3

9' 3" max x 7' 6" max (2.82m max x 2.29m max)
UPVC double glazed window to rear elevation, radiator, fitted wardrobes.

Shower Room

UPVC double glazed window to front elevation, radiator, shower cubicle, wash hand basin, wc, fully tiled walls.

Workshop

12' 1" max x 8' 8" max (3.68m max x 2.64m max)
Windows to front and side elevation, wall and base units, power and lighting.

Outside

To the front there is a block paved driveway. To the rear the garden is mainly paved with mature shrubs and plants, rear pedestrian access.



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Rydal Road, Gosport

- THREE BEDROOM TERRACED HOUSE
- UPSTAIRS MODERN SHOWER ROOM
- NO ONWARD CHAIN
- BLOCK PAVED DRIVEWAY TO FRONT
- WORKSHOP IN REAR GARDEN

Tenure: Freehold EPC Rating: D

£270,000



Total floor area 99.4 sq.m. (1,070 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:
GOS110528 - 0005

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