



Park Road, Gosport PO12 2HQ

welcome to

Park Road, Gosport

Double Glazing**Gas Central Heating**Garage**Off Road Parking**Three Bedrooms

Entrance Hall

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

Lounge

12' 8" max x 11' 9" max (3.86m max x 3.58m max)
UPVC double glazed bay window to front elevation, laminate flooring, tv point, radiator.

Dining Room

11' 7" max x 10' 5" max (3.53m max x 3.17m max)
UPVC double glazed sliding doors to rear, laminate flooring, radiator, open plan access to:

Kitchen

13' 8" max x 7' max (4.17m max x 2.13m max)
Matching wall and base units, in-built double oven, hob, cooker-hood, work surfaces, stainless steel sink and drainer unit, integrated dishwasher and washing machine, walk-in larder, spotlights.

First Floor Landing

Doors to:

Bedroom 1

13' 4" max x 11' max (4.06m max x 3.35m max)
UPVC double glazed bay window to front elevation, laminate flooring, radiator.

Bedroom 2

11' 2" max x 9' 9" max (3.40m max x 2.97m max)
UPVC double glazed window to rear elevation, in-built cupboard.





Bedroom 3

7' 9" x 6' 3" (2.36m x 1.91m)

UPVC double glazed window to front elevation, radiator.

Bathroom

UPVC double glazed window to rear elevation, bath with shower over, wash hand basin, wc, heated towel rail, tiled surrounds, tiled flooring.

Outside

To the front there is off road parking for multiple vehicles. To the rear the garden has a covered patio area, laid to lawn section, rear access leading to door to outside toilet, enclosed to perimeters.



Parking

Hardstanding to the rear of the property in front of the garage.

Garage

18' max x 10' 5" max (5.49m max x 3.17m max)
Up and over door, power light and side door.



view this property online fox-and-sons.co.uk/Property/GOS110469



welcome to

Park Road, Gosport

- THREE BEDROOM MID-TERRACED HOME
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- GARAGE & OFF ROAD PARKING
- VIEW NOW!

Tenure: Freehold EPC Rating: D

offers over

£300,000



Total floor area 82.9 sq.m. (892 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.

view this property online fox-and-sons.co.uk/Property/GOS110469



Property Ref:
GOS110469 - 0008

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