

# property details **approval form**

22 Sapphire Close, Gosport, Hampshire, England, PO12 4AQ

**Date:** 28 March 2024

**Property Ref and Version:** GOS111478 - 0001

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Fox & Sons office:** 10 High Street, GOSPORT, Hampshire, PO12 1BX

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## >> **price**

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£350,000

Tenure: Freehold

## >> **key features**

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- > Stunning Three Bedroom Semi-Detached
- > Previously Used As The Show Home
- > Driveway Parking & Converted Garage To Side
- > Gas Central Heating & Air Conditioning
- > Double Glazing Replaced In Last 4 Years
- > Lounge, Kitchen/Breakfast Room, Dining Room & Conservatory
- > Low Maintenance Rear Garden With Feature Fish Pond
- > EPC Rating: Awaiting

## >> **short description**

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This stunning 3 bedroom semi-detached family home in the sought-after Priddys Hard location offers a perfect blend of comfort and style. The property features a spacious layout designed for modern living, with attention to detail in every corner.

## >> **long description**

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This stunning 3 bedroom semi-detached family home in the sought-after Priddys Hard location offers a perfect blend of comfort and style. The property features a spacious layout designed for modern living, with attention to detail in every corner. Upon entering, you are greeted by a welcoming atmosphere, enhanced by the convenient downstairs cloakroom. The family bathroom and en-suite to bedroom one provide luxurious amenities, ensuring convenience and privacy for the residents. The home boasts gas central heating, with the boiler replaced just 7 years ago, ensuring efficient and reliable warmth throughout. Additionally, air conditioning units were installed in the lounge and main bedroom 7 years ago, adding a touch of luxury and comfort during hot summer days. The bedroom carpets were refreshed 5 years ago, maintaining a fresh and inviting feel. The lounge and kitchen floors were recently replaced, adding a contemporary touch to the living spaces. All double glazing has been updated in the last 4 years, with new blinds elegantly fitted to the windows, enhancing both aesthetics and functionality. Outside, the property offers a driveway to the front for convenient parking. The garage has been cleverly converted into a versatile storage space and dining room, accessible from the breakfast room, maximizing the use of the area.

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## >> **room description**

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### **Entrance Hall**

### **Cloakroom**

### **Lounge**

17' 6" max x 14' 6" max ( 5.33m max x 4.42m max )

### **Kitchen/Breakfast Room**

14' 6" max x 9' 1" max ( 4.42m max x 2.77m max )

### **Dining Room**

9' 3" max x 8' 7" max ( 2.82m max x 2.62m max )

### **Conservatory**

### **First Floor Landing**

### **Bedroom 1**

11' 6" max x 8' 6" max ( 3.51m max x 2.59m max )

### **En-Suite**

### **Bedroom 2**

10' 6" max x 8' 1" max ( 3.20m max x 2.46m max )

### **Bedroom 3**

8' 8" max x 5' 9" max ( 2.64m max x 1.75m max )

### **Bathroom**

### **Outside**

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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
<b>Michael Raper</b>	M. Raper	28.03.2024
<b>Ms J. Forster</b>		

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