



**The Links, Gosport PO13 0DU**

**welcome to**

## **The Links, Gosport**

Double Glazing\*\*Gas Central Heating\*\*Cloakroom\*\*Two reception rooms\*\*Three Bedrooms\*\*Garage\*\*No Onward Chain\*\*

### **Entrance Porch**

UPVC door to front access, UPVC double glazed windows to front and side elevation, radiator.

### **Dining Room**

11' 2" x 10' 3" ( 3.40m x 3.12m )

UPVC double glazed window to front elevation, stairs to first floor landing, radiator, French style doors to:

### **Kitchen**

10' 8" max x 7' 4" max ( 3.25m max x 2.24m max )

UPVC double glazed window to front elevation, matching wall and base units, storage cupboard, stainless steel sink and drainer unit, in-built oven, hob, cooker-hood, integrated washing machine, work surfaces, storage cupboard, wall mounted gas boiler.

### **Lounge**

18' 6" x 10' 6" ( 5.64m x 3.20m )

UPVC sliding patio doors to rear access, two radiators, tv point.

### **Rear Lobby**

UPVC door to rear garden, tiled flooring.

### **Cloakroom**

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

### **First Floor Landing**

Doors to:





### **Bedroom 1**

10' 9" max x 8' 9" max ( 3.28m max x 2.67m max )  
Two UPVC double glazed windows to rear elevation,  
radiator, range of fitted wardrobes.

### **Bedroom 2**

10' 4" x 8' 9" ( 3.15m x 2.67m )  
UPVC double glazed window to front elevation,  
range of fitted wardrobes, additional storage  
cupboard, radiator.

### **Bedroom 3**

8' 1" x 7' 5" ( 2.46m x 2.26m )  
UPVC double glazed window to rear elevation,  
radiator.

### **Bathroom**

UPVC double glazed window to front elevation,  
bath, wash hand basin, wc, tiled walls and floor,  
heated towel rail.



### **Outside**

To the front the garden is laid to shingle and  
enclosed by a half brick wall. to the rear the garden  
is laid to patio, door to storage cupboard, rear  
pedestrian access, door to:

### **Garage**

17' 4" x 8' 6" ( 5.28m x 2.59m )  
Up and over door, power and light.



***view this property online*** [fox-and-sons.co.uk/Property/GOS111570](http://fox-and-sons.co.uk/Property/GOS111570)



welcome to

## The Links, Gosport

- No Onward Chain
- Double Glazing
- Three Bedrooms
- Fitted Kitchen
- Garage

Tenure: Freehold EPC Rating: D

**£260,000**



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)

view this property online [fox-and-sons.co.uk/Property/GOS111570](http://fox-and-sons.co.uk/Property/GOS111570)



Property Ref:  
GOS111570 - 0005

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



**023 9250 3733**



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



**fox-and-sons.co.uk**