



Testcombe Road, Gosport, PO12 2EL

welcome to

Testcombe Road, Gosport

Imposing four bedroom detached property ** Requested location within Alverstoke ** Reception hallway ** Large lounge ** Dining room ** Fitted kitchen ** Cloakroom ** Master bedroom with en-suite shower room ** Three further bedrooms ** Re-fitted family bathroom ** Driveway leading to garage **

Reception Hall

Upvc double glazed front door, radiator, stairs to first floor with cupboard under, internal door to garage.

Cloakroom

Upvc obscure double glazed window to side aspect, radiator, wc, wash hand basin, fully tiled walls.

Lounge

22' 4" max x 10' 9" max (6.81m max x 3.28m max)
Upvc double glazed window to front and rear aspect,
Upvc double glazed door to garden, radiator.

Dining Room

10' 4" max x 8' 8" max (3.15m max x 2.64m max)
Upvc double glazed to rear aspect, radiator, opening to lounge.

Fitted Kitchen

12' 2" max x 10' 4" max (3.71m max x 3.15m max)
Upvc double glazed window to rear aspect, Upvc double glazed door to side, matching range of eye and base level units with work surface over, tiled surrounds, inset double oven, four ring gas hob with hood over, space for fridge/freezer, plumbing for dishwasher, space for additional white good (slimline).

Landing

Upvc double glazed window to front aspect, airing cupboard, access to loft void.

Master Bedroom

13' 2" max x 8' 8" to fitted wardrobes (4.01m max x 2.64m to fitted wardrobes)
Upvc double glazed window to front aspect, radiator, full length fitted wardrobes.

En-Suite Shower Room

Shower cubicle, wash hand basin, wc, tiled surrounds,

extractor fan.

Bedroom Two

14' 9" max x 9' 9" max (4.50m max x 2.97m max)
Two Upvc double glazed windows to front aspect, radiator.

Bedroom Three

10' 6" max x 10' 4" max (3.20m max x 3.15m max)
Upvc double glazed window to rear aspect, radiator.

Bedroom Four

11' max x 6' 1" max (3.35m max x 1.85m max)
Upvc double glazed window to rear aspect, radiator.

Family Re-Fitted Bathroom

Two Upvc obscure double glazed windows to rear aspect, heated towel rail, p-shaped bath with shower over and screen, wc, wash hand basin, fully tiled walls.

Rear Garden

Decking area, laid to lawn area with shrub/ flower borders, shed to remain, pedestrian side access, outside tap, enclosed to perimeters.

Front Garden

Laid to lawn area with shrub/flower borders, pedestrian side access to garden.

Driveway

Providing off street parking.

Garage

Up & over door, power and lighting, plumbing for washing machine, space for several white goods, door to hallway.





view this property online fox-and-sons.co.uk/Property/GOS111600



welcome to

Testcombe Road, Gosport

- Imposing four bedroom detached home
- Requested location within Alverstoke
- Master bedroom with en-suite
- Re-fitted family bathroom
- Driveway leading to garage

Tenure: Freehold EPC Rating: C

offers over

£550,000



Ground Floor



First Floor

Total floor area 138.3 m² (1,489 sq.ft.) approx

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

view this property online fox-and-sons.co.uk/Property/GOS111600



Property Ref:
GOS111600 - 0004

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