









welcome to

High Drive, Gosport

** Recently Refurbished Three Bedroom Home ** New Double Glazing in 2023 ** New Kitchen & Bathroom Fitted in 2023 ** Garage & Parking To The Rear ** Downstairs Cloakroom ** Re-Plastered Throughout in 2023 ** No Onward Chain ** Ideal First Time Buy, Investment Or Downsize **

Entrance Porch

Dining Room

11' 1" max x 10' 4" max (3.38m max x 3.15m max)

Kitchen

11' 1" max x 11' 1" max (3.38m max x 3.38m max)

Lounge

18' 8" max x 10' 8" max (5.69m max x 3.25m max)

Rear Lobby

Cloakroom

First Floor Landing

Bedroom One

13' 3" max x 10' 9" max (4.04m max x 3.28m max)

Bedroom Two

13' 2" max x 11' 1" max (4.01m max x 3.38m max)

Bedroom Three

8' max x 7' 2" max (2.44m max x 2.18m max)

Bathroom

Garage

18' 11" max x 8' 8" max (5.77m max x 2.64m max)













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Tenure: Freehold EPC Rating: D

offers over

£240,000



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

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Property Ref: GOS111657 - 0007 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.



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