



**Chatfield Road, Gosport PO13 0TN**

**welcome to**

## **Chatfield Road, Gosport**

**\*\*Guide Price £300,000 - £325,000\*\*Three Bedrooms\*\*Two Reception Rooms\*\*Fitted Kitchen\*\*Enclosed Rear Garden\*\*Gas Central Heating**

### **Entrance Hall**

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

### **Lounge**

12' 11" x 12' 10" ( 3.94m x 3.91m )

UPVC double glazed window to rear elevation, feature chimney breast with wood storage recess, radiator.

### **Kitchen**

10' 2" x 9' 5" ( 3.10m x 2.87m )

UPVC double glazed window to front elevation, matching wall and base units, wall mounted gas boiler, stainless steel sink and drainer unit, work surfaces, fitted double oven, hob, extractor hood, integrated fridge/freezer, space for washing machine, integrated dishwasher, tiled flooring.

### **Dining Room**

10' 2" x 9' 2" ( 3.10m x 2.79m )

UPVC patio doors to rear access, tiled floor, radiator.

### **First Floor Landing**

UPVC double glazed window to front elevation, storage cupboard, doors to:

### **Bedroom 1**

13' x 8' 6" ( 3.96m x 2.59m )

UPVC double glazed window to rear elevation, fitted mirrored wardrobes, radiator.

### **Bedroom 2**

10' 6" x 10' 1" max ( 3.20m x 3.07m max )

UPVC double glazed window to rear elevation, fitted wardrobes, radiator.





### **Bedroom 3**

8' 4" x 8' 2" ( 2.54m x 2.49m )

UPVC double glazed window to front elevation, storage cupboard, radiator.

### **Bathroom**

UPVC double glazed window to side elevation, bath with shower over, wash hand basin, wc, fitted storage units and drawer, heated towel rail, tiled walls and splashbacks.

### **Outside**

To the front the garden has a driveway providing off road parking for multiple vehicles and enclosed by hedging. To the rear the garden is laid to patio, artificial lawn area, shed, part completed wooden extension and enclosed by fencing.

### **Garage**

14' x 9' 8" ( 4.27m x 2.95m )

Remote control metal roller door, power and light.



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## Chatfield Road, Gosport

- Guide Price £300,000 - £325,000
- Double Glazing
- Gas Central Heating
- Semi-Detached Corner Plot
- Three Bedrooms

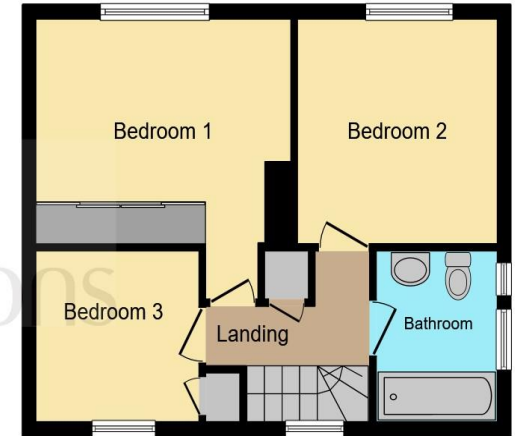
Tenure: Freehold EPC Rating: C

guide price

**£300,000**



**Ground Floor**



**First Floor**

Total floor area 96.2 m<sup>2</sup> (1,035 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](http://www.focalagent.com)

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