



Clayhall Road, Gosport PO12 2AJ

welcome to

Clayhall Road, Gosport

** Double Glazing ** Two Bedrooms ** Fitted Kitchen ** Enclosed Rear Garden ** No Onward Chain **

##Invalid Field Name##

Entrance Hall

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

Lounge

10' 8" x 9' 10" (3.25m x 3.00m)
UPVC double glazed window to front elevation, laminate flooring, understairs cupboard. radiator.

Dining Room

13' 1" x 10' 9" (3.99m x 3.28m)
UPVC door to rear access, laminate flooring, radiator.

Kitchen

9' 1" x 7' 10" (2.77m x 2.39m)
UPVC double glazed window to side elevation, matching wall and base units, space for cooker and washing machine, wall mounted gas boiler, sink and drainer unit, work surfaces.

Rear Lobby

UPVC door to rear access.

Utility Room

8' 3" x 4' 6" (2.51m x 1.37m)
UPVC double glazed window to rear elevation, space for washing machine and tumble dryer, door to:

Cloakroom

UPVC double glazed window to side elevation, wash hand basin, wc, radiator.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

11' 1" max x 10' 8" max (3.38m max x 3.25m max)
UPVC double glazed window to front elevation,

fitted wardrobes, radiator.

Bedroom 2

10' 10" max x 9' 9" max (3.30m max x 2.97m max)
L-SHAPED
UPVC double glazed window to rear elevation, radiator.

Bathroom

UPVC double glazed window to rear elevation, bath, wash hand basin, wc, heated towel rail, tiled surrounds.

Outside

To the front there is a courtyard style garden enclosed by half brick wall. To the rear the garden is laid to patio with a laid to lawn section, two sheds and side pedestrian access.





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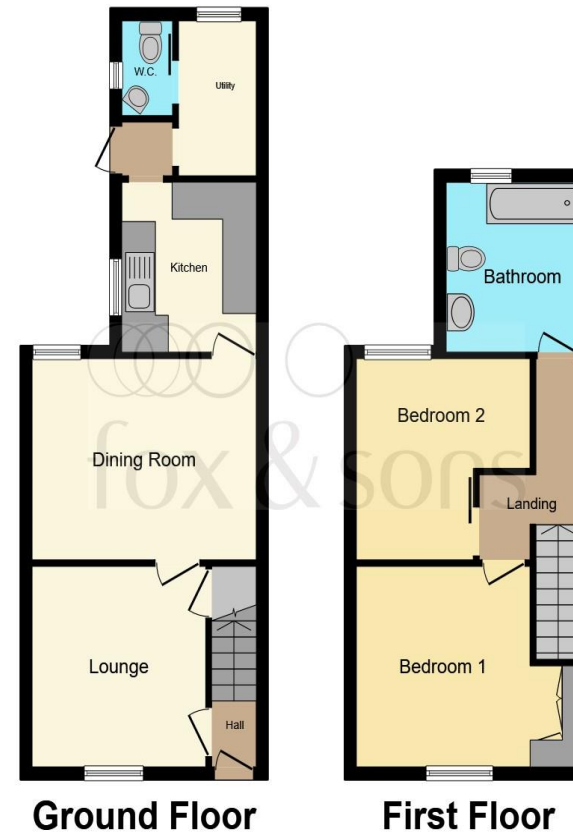
welcome to

Clayhall Road, Gosport

- No Onward Chain
- Gas Central Heating
- Two Bedrooms
- Enclosed Rear Garden
- Lounge/Diner

Tenure: Freehold EPC Rating: C

£270,000



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:
GOS111765 - 0002

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