



**Aspengrove, Gosport PO13 0ZY**

**welcome to**

## **Aspengrove, Gosport**

\*\* Double Glazing \*\* THREE Bedrooms \*\* DOWNSTAIRS WC \*\* Enclosed Rear Garden \*\* OPEN PLAN LIVING \*\*

### **Entrance Porch**

UPVC door to front access, inner glazed door to:

### **Hallway**

Stairs to first floor landing, understairs storage, additional storage cupboard, radiator.

### **Cloakroom**

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

### **Kitchen**

9' 6" x 8' 8" ( 2.90m x 2.64m )

UPVC double glazed window to front elevation, matching range of wall and base units, work surfaces, stainless steel sink and drainer unit, in-built oven and hob, cooker-hood, plumbing for washing machine and dishwasher, space for under counter fridge and freezer, tiled walls.

### **Lounge/Diner**

21' 7" x 12' ( 6.58m x 3.66m )

UPVC door to rear garden, two UPVC double glazed windows to rear elevation, two radiators.

### **First Floor Landing**

UPVC double glazed window to front elevation, storage cupboard housing gas boiler.

### **Bedroom 1**

15' 4" x 8' 5" ( 4.67m x 2.57m )

UPVC double glazed window to rear elevation, radiator.





### **Bedroom 2**

15' 3" x 7' 2" ( 4.65m x 2.18m )

UPVC double glazed window to rear elevation, radiator.

### **Bedroom 3**

12' x 5' 3" ( 3.66m x 1.60m )

UPVC double glazed window to rear elevation, radiator.

### **Shower Room**

UPVC double glazed window to front elevation, shower cubicle, wash hand basin, wc, heated towel rail, tiled walls.

### **Outside**

To the front there is a courtyard style garden. To the rear the garden is laid to lawn and enclosed by fencing.



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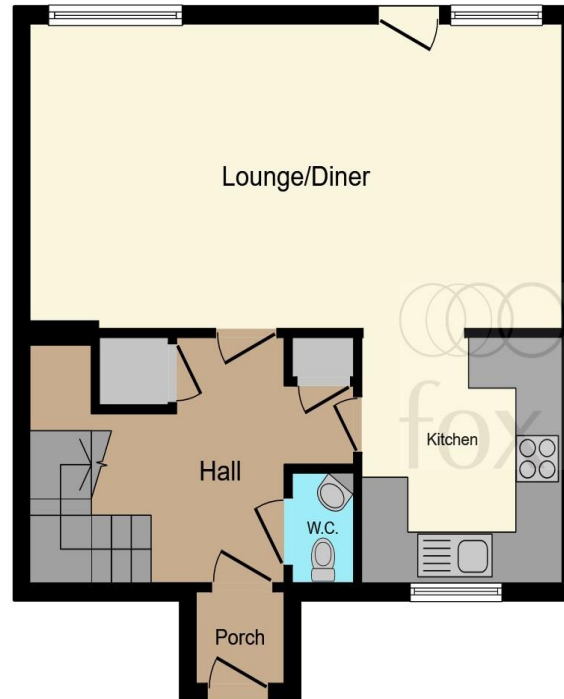
## Aspengrove, Gosport

- Three Bedrooms
- Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

offers over

**£265,000**



Ground Floor



First Floor

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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