



Charnwood, Gosport PO13 0ZF

welcome to

Charnwood, Gosport

**** Four BEDrooms ** Double Glazed ** Fitted Kitchen ** Workshop ** Downstairs WC ****

Entrance Porch

UPVC door to front access leading to inner UPVC door.

Entrance Hall

Stairs to first floor landing, radiator, door to:

Cloakroom

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

Bedroom 3

15' 3" x 8' 3" (4.65m x 2.51m)

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

Kitchen/Diner

14' 8" x 9' 8" (4.47m x 2.95m)

UPVC double glazed window to rear elevation, UPVC double glazed patio doors to rear access, matching wall and base units, one and a half bowl sink and drainer unit, work surfaces, space for cooker, cooker-hood, space for fridge/freezer and washing machine, space for dining table and chairs, wall mounted gas boiler, radiator.

First Floor Landing

UPVC double glazed window to front elevation, stairs to second floor, doors to:

Lounge

14' 7" max x 13' 6" max (4.45m max x 4.11m max)

UPVC double glazed window to rear elevation, storage cupboard, feature fire surround, tv point, radiator.

Bedroom 4

11' 9" x 5' 7" (3.58m x 1.70m)

UPVC double glazed window to front elevation.

Second Floor Landing

Access to loft space, storage cupboard, doors to:

Bedroom 1

12' 6" x 8' 6" (3.81m x 2.59m)

Two UPVC double glazed windows to rear elevation, fitted wardrobes.

Bedroom 2

11' 4" x 9' 11" (3.45m x 3.02m)

UPVC double glazed window to front elevation, storage cupboard.

Bathroom

UPVC double glazed window to side elevation, bath with shower over, wash hand basin, wc, tiled walls, radiator.

Outside

To the front there is a driveway and two storage cupboards. To the rear the garden is laid to patio with an outside tap and enclosed by fencing.

Workshop

15' 10" x 12' 4" (4.83m x 3.76m)

UPVC double glazed window, up and over roller door, power and light.





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welcome to

Charnwood, Gosport

- No Onward Chain
- Fitted Kitchen
- Four Bedrooms
- Off Road Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

£280,000



Total floor area 106.9 sq.m. (1,150 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

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Property Ref:
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