



**Grove Road, Gosport PO12 4JN**

**welcome to**

## **Grove Road, Gosport**

**\*\* REFURBISHED Throughout - No Chain! \*\* Four DOUBLE Bedrooms \*\* Spacious Lounge and Kitchen/Diner \*\* Utility Room \*\* Downstairs WC \*\*  
Brand New FOUR Piece Bathroom \*\* Garage with Electric Roller Door \*\* Spacious Rear Garden \*\***

### **Entrance Porch**

UPVC door to front access, inner glazed door to:

### **Lounge/Diner**

21' 6" max x 13' 1" max ( 6.55m max x 3.99m max )  
UPVC double glazed windows to front and rear elevation, stairs to first floor landing, two radiators.

### **Kitchen/Diner**

24' 4" max x 8' 10" max ( 7.42m max x 2.69m max )  
UPVC double glazed patio doors to side access,  
UPVC double glazed bay window to side elevation,  
matching wall and base units, integrated oven and  
hob, cooker hood, integrated fridge/freezer,  
stainless steel sink and drainer unit, door to:

### **Utility Room**

UPVC double glazed window to rear elevation, space  
for washing machine and tumble dryer, radiator,  
door to wc.

### **Conservatory**

Window to rear elevation, low level wc, wash hand  
basin.

### **First Floor Landing**

Doors to:

#### **Bedroom 1**

13' 5" x 10' 2" ( 4.09m x 3.10m )  
UPVC double glazed window to front elevation,  
radiator.

#### **Bedroom 2**

9' 11" x 8' 7" ( 3.02m x 2.62m )  
UPVC double glazed window to front elevation,  
radiator.

#### **Bedroom 3**

11' max x 8' 8" max ( 3.35m max x 2.64m max )  
UPVC double glazed window to rear elevation,  
radiator.





#### **Bedroom 4**

8' x 7' 6" ( 2.44m x 2.29m )

UPVC double glazed window to rear elevation, radiator.

#### **Bathroom**

UPVC double glazed window to side elevation, bath, shower cubicle, wc, wash hand basin, cupboard housing gas boiler, heated towel rail, extractor.

#### **Outside**

To the rear the garden is enclosed by walls and has a shingle section and laid to lawn area.

#### **Garage**

22' 5" x 8' 7" ( 6.83m x 2.62m )

Electric roller door.



#### **Agents Note**

1. Fully re-wired with new fuse board, socket/light fixtures, fire alarms and motion sensors to the bathrooms.
2. EV charging preparation, scope has been allowed in the fuse board to easily add an EV charger to the garage.
3. Fully re-plumbed throughout with new waste pipes and water pipes
4. Brand new bathroom suite's throughout, with unused fixtures.
5. New boiler.
6. New radiators throughout.
8. New magnet kitchen
9. All brand new and unused appliances, with guarantees and warranties.
10. New composite front door
11. Brand new flooring throughout
12. Fully re-plastered throughout.
13. Fully painted and decorated throughout.



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## Grove Road, Gosport

- Refurbished Throughout - No Chain!
- Four Double Bedrooms
- Spacious Lounge and Kitchen/Diner
- Agents Note Below With Works Carried Out
- Downstairs WC

Tenure: Freehold EPC Rating: E

offers over

**£380,000**



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](http://www.focalagent.com)

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Property Ref:  
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