



Richmond Road, Gosport PO12 3QJ

welcome to

Richmond Road, Gosport

**** THREE Bedrooms ** Great Location ** TWO reception Rooms ** Enclosed Rear Garden ** Viewing is a MUST ****

Entrance Hall

Double glazed front door, stairs to the first floor.

Lounge

12' 7" max x 10' 3" max (3.84m max x 3.12m max)

Double glazed window to the front aspect, radiator.

Dining Room

11' 11" max x 11' 10" max (3.63m max x 3.61m max)

Double glazed window to the rear aspect, radiator, feature fire surround, understairs cupboard.

Kitchen

8' 10" max x 8' 4" max (2.69m max x 2.54m max)

Wall and base level units, stainless steel single drainer sink unit, space for cooker, tiled surrounds, double glazed window to the side aspect, space for washing machine and dishwasher, wall mounted gas boiler.

Shower Room

Shower enclosure, vanity wash hand basin, low level WC, heated towel rail, half-tiled walls, double glazed window to the rear aspect.

On First Floor

Loft access.

Bedroom One

12' 6" max x 10' 9" max (3.81m max x 3.28m max)

Double glazed window to the front aspect, fitted wardrobes, radiator.

Bedroom Two

11' 10" max x 9' 6" max (3.61m max x 2.90m max)

Double glazed window to the rear aspect, radiator, fitted wardrobes.

Bedroom Three

8' 10" x 8' 5" (2.69m x 2.57m)

Double glazed window to the rear aspect, radiator.





Front Garden

Enclosed by low wall and gate.

Rear Garden

Laid to patio, flower and shrub borders, shed, rear pedestrian access.



view this property online fox-and-sons.co.uk/Property/GOS112098



welcome to

Richmond Road, Gosport

- Character Property
- Three Bedrooms
- Great Starter Home
- Two reception Rooms
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

£250,000



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

view this property online fox-and-sons.co.uk/Property/GOS112098



Property Ref:
GOS112098 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk