



**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.



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welcome to

## Richmond Road, Gosport

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

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in excess of

**£230,000**



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:  
GOS112098 - 0006

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