



Brockhurst Road, Gosport PO12 3BA

welcome to

Brockhurst Road, Gosport

** Extended and Much Improved by the Current Owner ** Excellent Road and Bus Links ** Modern Fitted Kitchen and Bathroom ** Garage in a Block
** Wonderful Family Home **

Entrance Porch

Double glazed front door leading to inner double glazed door.

Entrance Hall

Radiator, stairs to the first floor, tiled floor, understairs storage, additional storage cupboard.

Dining Room

12' 7" max x 11' 1" max (3.84m max x 3.38m max)

Double glazed bay window to the front, feature fire surround, radiator, open plan access to the lounge.

Lounge

19' 11" max x 9' 6" max (6.07m max x 2.90m max)

Two radiators, TV point, double glazed bifold doors to the rear garden.

Kitchen

17' max x 7' max (5.18m max x 2.13m max)

Range of wall and base level units, double glazed windows to the side and rear aspect, double glazed door to rear garden, stainless steel single drainer sink unit with mixer tap, integrated oven, hob and filter hood above, space for dishwasher, space for American-style fridge freezer, cupboard housing gas boiler, tiled surrounds, door to utility room/WC.

Utility/Wc

Low level WC, wash hand basin, space and plumbing for washing machine and tumble dryer.

On The First Floor

Double glazed window to the side, loft access with loft ladder.





Bedroom One

12' 7" x 7' 10" (3.84m x 2.39m)
(measurements exclude fitted wardrobes) Double glazed bay window to the front aspect, radiator, wall to wall fitted wardrobes.

Bedroom Two

10' 8" x 9' 1" (3.25m x 2.77m)
Double glazed window to the rear aspect, radiator, wall to wall fitted wardrobes.

Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m)
Double glazed window to the front aspect, radiator, fitted storage cupboard.

Shower Room

Walk in mounted shower cubicle with tiled surrounds, wash hand basin inset into a vanity unit, low level WC, double glazed window to the rear aspect, heated towel rail, tiled surrounds and floor.

Front Garden

Laid to lawn, side pedestrian access, enclosed by brick walls and gate.

Rear Garden

Side pedestrian access, electric point to the side of the property, laid to fake grass and patio area, shed, enclosed by walls, rear pedestrian access, outside tap.

Garage

Located in a nearby block.



view this property online fox-and-sons.co.uk/Property/GOS112151



welcome to

Brockhurst Road, Gosport

- Offers Over £300,000
- Three Bedrooms
- Fitted Kitchen
- Extended
- Garage in a Block

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

offers over
£290,000



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/GOS112151



Property Ref:
GOS112151 - 0004

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