



Brockhurst Road, Gosport, PO12 3AT

welcome to

Brockhurst Road, Gosport

**** Guide £400,000 to £425,000 ** STUNNING Four Bedroom Family Home ** Ample Driveway Parking Plus Integral Garage & EV Charging Point **
BRAND NEW Family Bathroom & Ground Floor Shower Room ** 17ft x 18ft BRAND NEW Kitchen / Family Room ** Shutters Fitted to Most Windows
** No Onward Chain ***

Entrance Hall

Lounge

13' 3" max x 12' max (4.04m max x 3.66m max)

Dining Room

13' 4" max x 10' 5" max (4.06m max x 3.17m max)

Kitchen / Family Room

18' 5" max x 17' 1" max (5.61m max x 5.21m max)

Shower Room

Study / Bedroom Four

10' 5" max x 7' 3" max (3.17m max x 2.21m max)

On The First Floor

Bedroom 1

11' 1" max x 11' max (3.38m max x 3.35m max)

Bedroom 2

13' 3" max x 9' 3" max (4.04m max x 2.82m max)

Bedroom 3

10' 5" max x 7' 5" max (3.17m max x 2.26m max)

Family Bathroom

Integral Garage

17' 3" max x 8' 2" max (5.26m max x 2.49m max)

Driveway Parking

Generous Sized Rear Garden





Works Completed By The Vendor

Roof felt replaced & Tiles re-layed with new wooden battens

Re-plastered throughout

New electric's (RE-WIRED)

New gas central heating and Vaillant boiler

New fitted kitchen with appliances

New shower room & bathroom

Garden re landscaped with drainage

Front and back k render

New fencing

New flooring and carpets

New garage with electric door

Ample of power points with USB

Composite front door

New double glazing

Shutter blinds

Bespoke shoe storage cupboards

50 Sq Metre Patio

Loft fully boarded with ligh and ladder access

Cavity walls insulated

K-Rend to the full house

Made to measure wardrobes in bedrooms 1 & 2

The seller will hold the guarantees for the works.



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Tenure: Freehold EPC Rating: C

guide price

£400,000



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Property Ref:
GOS112216 - 0002

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