



**Fareham Road, Gosport, PO13 0AD**



**welcome to**

## **Fareham Road, Gosport**

**\*\* Extended Lounge/Diner \*\* Close to Bus and Road Links \*\* Halfway Between Fareham and Gosport \*\* Vaulted Ceiling in Lounge \*\* Enclosed Rear Garden \*\* EV Charing Point & Fully Owned Solar Panels \*\***

### **Entrance Hall**

UPVC door to front access, radiator.

### **Kitchen**

18' 7" max x 18' 4" max ( 5.66m max x 5.59m max )  
UPVC double glazed window to side elevation, matching wall and base units, one and a half bowl sink and drainer unit, integrated oven, hob, cooker-hood, space for American style fridge/freezer, space for dishwasher, UPVC double glazed window to:

### **Utility Room**

12' 9" max x 5' 6" max ( 3.89m max x 1.68m max )  
Three skylight windows, space for washing machine, stainless steel sink and drainer unit, tiled surrounds.

### **Bathroom**

UPVC double glazed window to side elevation, bath, wc, wash hand basin, heated towel rail, tiled walls and flooring, extractor.

### **Lounge/Diner**

18' 7" max x 18' 4" max ( 5.66m max x 5.59m max )  
UPVC double glazed bi-fold doors to rear garden, UPVC double glazed full length window to rear elevation, UPVC double glazed window to rear elevation, six skylight windows, two radiators, log burner, space for dining room table and chairs, vaulted ceiling.

### **Bedroom 4**

11' 5" max x 8' 6" max ( 3.48m max x 2.59m max )  
Window to utility room.

### **Bedroom 2**

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

### **Bedroom 3**

10' 2" max x 9' max ( 3.10m max x 2.74m max )  
UPVC double glazed window to front elevation, stairs to first floor, radiator.

### **First Floor Landing**

UPVC double glazed window to side elevation, eves storage space, doors to:

### **Master Bedroom**

12' 9" max x 10' 2" max ( 3.89m max x 3.10m max )  
UPVC double glazed window to front elevation, walk-in storage recess, radiator, door to:

### **En-Suite**

Skylight window, shower cubicle, wc, wash hand basin, heated towel rail, shaver socket, tiled walls and flooring.

### **Outside**

To the front the garden is laid to shingle providing parking for multiple vehicles. To the rear the garden is laid to lawn with a patio area, shed, outside tap, side access and enclosed by fencing.





***view this property online*** [fox-and-sons.co.uk/Property/GOS112484](https://fox-and-sons.co.uk/Property/GOS112484)



welcome to

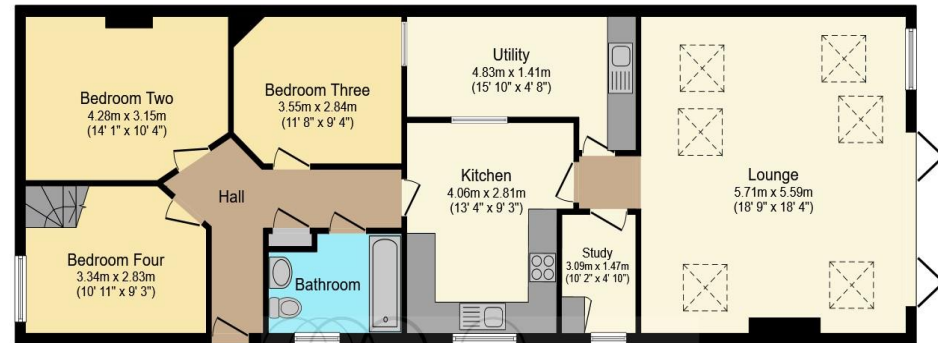
## Fareham Road, Gosport

- Four Bedrooms
- Fitted Kitchen
- Ample Parking for Multiple Vehicles
- Utility Room
- Extended at Rear

Tenure: Freehold EPC Rating: Awaited

offers over

**£400,000**



Ground Floor



First Floor

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)

view this property online [fox-and-sons.co.uk/Property/GOS112484](http://fox-and-sons.co.uk/Property/GOS112484)



Property Ref:  
GOS112484 - 0002

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](mailto:Gosport@fox-and-sons.co.uk)



10 High Street, GOSPORT, Hampshire, PO12 1BX



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)