



**Lanyard Drive, Gosport PO13 9UY**

**welcome to**

## **Lanyard Drive, Gosport**

\*\* Ideal First Time Buyer Property \*\* Great Investment Buy \*\* Close to Shops and Schools \*\* Great for Bus and Road Links \*\* Modern Kitchen \*\*

### **Entrance Porch**

UPVC door to front aspect, door to:

### **Lounge**

14' max x 13' 4" max ( 4.27m max x 4.06m max )

UPVC double glazed window to front elevation, TV point, understairs storage, stairs to first floor, radiator.

### **Kitchen/Diner**

13' 8" x 8' 1" ( 4.17m x 2.46m )

UPVC door to rear garden, UPVC double glazed windows to rear elevation, matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, wall mounted gas boiler, space for washing machine, fridge/freezer and dining table and chairs, radiator.

### **First Floor Landing**

Access to loft space which is partially boarded, doors to:





### **Bedroom 1**

11' 6" x 10' 6" ( 3.51m x 3.20m )

UPVC double glazed window to front elevation, cupboard housing hot water tank, storage cupboard, radiator.

### **Bedroom 2**

10' 2" x 7' 10" ( 3.10m x 2.39m )

UPVC double glazed window to rear elevation, radiator.

### **Bathroom**

UPVC double glazed window to rear elevation, bath with shower over, wash hand basin, wc, heated towel rail, tiled walls and flooring.

### **Outside**

To the front there is a courtyard style garden and parking for two vehicles. To the rear the garden is patio laid with an artificial lawn section, shingle area, outside tap, awning and enclosed to perimeters.



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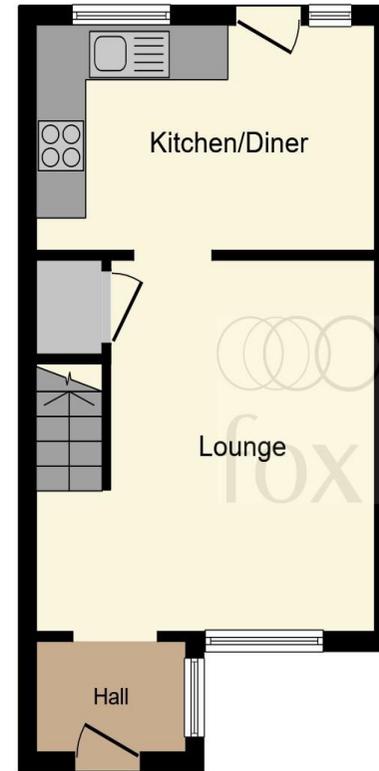
## Lanyard Drive, Gosport

- Two Bedrooms
- Fitted Kitchen/Diner
- Enclosed Rear Garden
- Family Bathroom
- Viewing is a Must!

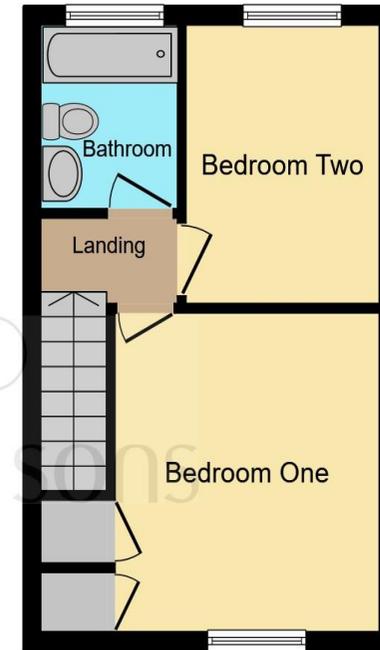
Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£230,000**



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)

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Property Ref:  
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