



Hill Park Road, Gosport PO12 3EB

welcome to

Hill Park Road, Gosport

** Close to Bus and Road Links ** Great for Shops ** No Onward Chain ** Three Bedrooms ** Recently Modernised **

Entrance Hall

UPVC double glazed door to front access, UPVC double glazed windows to front elevation, stairs to first floor landing, cupboard housing meters and consumer unit, radiator.

Lounge

26' 7" max x 9' 6" max (8.10m max x 2.90m max)
UPVC double glazed bay window to front elevation, open plan to kitchen, UPVC double glazed patio doors to conservatory, two radiators.

Kitchen

UPVC double glazed window to rear elevation, matching wall and base units, stainless steel sink and drainer unit with mixer tap, space for cooker and fridge/freezer, tiled splashbacks, wall mounted gas boiler, extractor hood.

Utility Room

7' 10" x 4' 10" (2.39m x 1.47m)
UPVC door to rear garden, plumbing for washing machine.

Conservatory

8' 9" x 5' (2.67m x 1.52m)
UPVC double glazed patio doors to rear garden, polycarbonate roofing, door to utility room.

First Floor Landing

UPVC double glazed window to side elevation, doors to:

Bedroom 1

13' 9" max x 9' 9" max (4.19m max x 2.97m max)
UPVC double glazed bay window to front elevation, radiator.

Bedroom 2

12' 2" max x 10' 3" max (3.71m max x 3.12m max)
UPVC double glazed window to rear elevation, radiator.

Bedroom 3

8' 4" x 5' 9" (2.54m x 1.75m)
UPVC double glazed window to front elevation, radiator.

Bathroom

UPVC double glazed window to rear elevation, bath with shower over, wash hand basin, wc, tiled splashbacks, access to loft space.

Outside

To the front the garden is laid to shingle providing off road parking. To the rear the garden is laid to decking with an artificial lawn section, gate to side access and enclosed by walls and fencing.

Garage

Wooden door.





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Hill Park Road, Gosport

- Three Bedrooms
- No Onward Chain
- Enclosed Rear Garden
- Garage and Potential for Off Road Parking
- Conservatory and Laundry Area

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£260,000



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

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Property Ref:
GOS112122 - 0003

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