



Cambridge Road, Gosport PO12 3ED

welcome to

Cambridge Road, Gosport

**** Close to Schools and Shops ** Ideal First Time Buy ** Great for Bus and Road Links ** Perfect for an Investor Buyer ** Viewing is a Must! ****

Entrance Hall

UPVC door to front access, stairs to first floor, radiator.

Lounge

10' 3" x 12' 2" (3.12m x 3.71m)

UPVC double glazed window to front elevation, window shutters, log burner, tv point, radiator.

Dining Room

13' 1" x 12' 2" (3.99m x 3.71m)

UPVC double glazed window to rear elevation, radiator, tv point, understairs storage, door to:

Kitchen

9' 2" x 8' 1" (2.79m x 2.46m)

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 fridge/freezer and washing machine, tiled surrounds.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

13' 1" x 10' 7" (3.99m x 3.23m)

UPVC double glazed window to front elevation, access to loft space with ladder, storage recess, radiator.

Bedroom 2

13' 1" max x 12' 2" max (3.99m max x 3.71m max)

UPVC double glazed window to rear elevation, storage recess, radiator.





Bathroom

UPVC double glazed windows to rear and side elevation, bath with shower over, wash hand basin, wc, wall mounted gas boiler, tiled surrounds, radiator.

Outside

To the front there is a courtyard style garden enclosed by a half brick wall. To the rear the garden is laid to patio with rear pedestrian access and enclosed by a low brick wall and fencing,



view this property online fox-and-sons.co.uk/Property/GOS112597



welcome to

Cambridge Road, Gosport

- Two Bedrooms
- Two Reception Rooms
- Ideal First Time Buy
- Presented in Immaculate Condition
- Easy Maintenance Garden

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

offers over
£210,000



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/GOS112597



Property Ref:
GOS112597 - 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



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk