



**Solebay Way, Gosport, PO13 8NP**

**welcome to**

## **Solebay Way, Gosport**

Fox & Sons are pleased to present this three bedroom family home which benefits from off road parking and an en-suite to the bedroom 1.

### **Entrance Hall**

Double glazed front door, radiator, stairs to first floor, understairs cupboard.

### **Downstairs Toilet**

WC, wash hand basin, radiator, extractor fan, tiling.

### **Kitchen / Breakfast Room**

12' 3" max x 9' 1" max ( 3.73m max x 2.77m max )  
Double glazed window to front, fitted kitchen with matching wall and base units, stainless steel sink and drainer unit, central heating boiler, work surfaces, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob, extractor fan.

### **Lounge**

13' 10" max x 12' 6" max ( 4.22m max x 3.81m max )  
Double glazed window to rear and doors to garden, radiator.

### **First Floor Landing**

Radiator, doors to:

### **Bedroom Two**

13' 10" max x 12' 9" max ( 4.22m max x 3.89m max )  
Two double glazed windows to rear, radiator.

### **Bedroom Three**

9' 4" max x 6' 8" max ( 2.84m max x 2.03m max )  
Double glazed window to front, radiator.

### **Bathroom**

WC, wash hand basin, bath with shower above, extractor fan, tiling, radiator.

### **Bedroom One**

21' 2" max x 13' 11" max ( 6.45m max x 4.24m max )  
Double glazed window to front, stairs to bedroom area.

Double glazed window to front, roof window to rear, two radiators, loft access.

### **En-Suite**

Roof window to rear, shower cubicle, WC, wash hand basin, tiling, radiator.

### **Outside**

To the front there is off road parking.

To the rear there is an enclosed rear garden with paving, lawn, shed and a pedestrian gate.

### **Parking**

Driveway to the front







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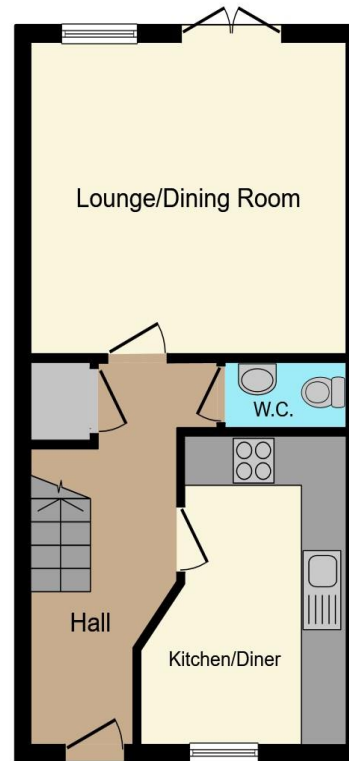
welcome to

## Solebay Way, Gosport

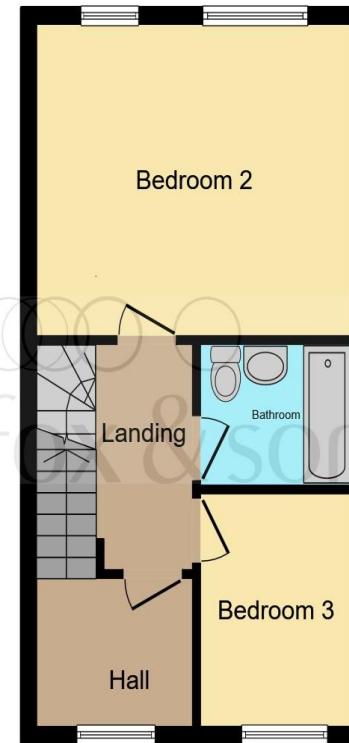
- GUIDE PRICE £280,000 TO £290,000
- THREE BEDROOM FAMILY HOME
- OFF ROAD PARKING TO THE FRONT
- EN-SUITE TO BEDROOM ONE
- ENCLOSED REAR GARDEN

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

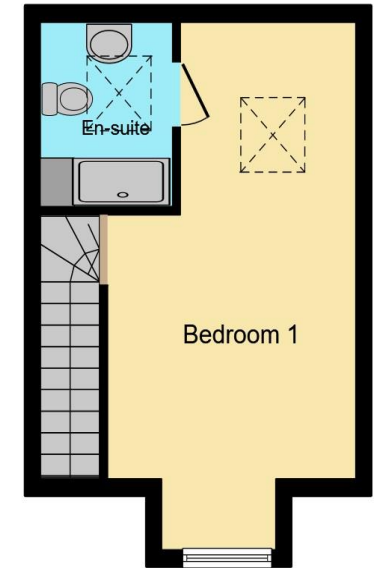
**£280,000**



**Ground Floor**



**First Floor**



**Second 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:  
GOS112469 - 0002

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