



**Austerberry Way, Gosport PO13 0BY**

**welcome to**

## **Austerberry Way, Gosport**

\*\* Great Location for Schools and Shops \*\* Ideal for Bus and Road Links \*\* Great First or Second Time Buy \*\* Ample Parking \*\* Viewing is a Must! \*\*

### **Entrance Hall**

UPVC door to front access, UPVC double glazed window to front elevation, stairs to first floor landing, radiator.

### **Lounge**

15' 7" max x 12' max ( 4.75m max x 3.66m max )  
UPVC double glazed window to front elevation, tv point, understairs storage cupboard, radiator.

### **Kitchen**

14' 9" max x 7' 7" max ( 4.50m max x 2.31m max )  
Two UPVC double glazed windows to rear elevation, UPVC door to rear garden, matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, wall mounted gas boiler, space for washing machine, dishwasher and fridge/freezer, tiled splashbacks,, tiled flooring.

### **First Floor Landing**

Access to loft space, doors to:

#### **Bedroom 1**

13' 8" x 8' 4" ( 4.17m x 2.54m )  
UPVC double glazed window to front elevation, fitted storage cupboard, radiator.

#### **Bedroom 2**

8' 4" x 8' 4" ( 2.54m x 2.54m )  
UPVC double glazed window to rear elevation, radiator.

#### **Bedroom 3**

13' 1" max x 6' 4" max ( 3.99m max x 1.93m max )  
UPVC double glazed window to front elevation, radiator.

### **Bathroom**

UPVC double glazed window to rear elevation, P-shaped bath with shower over, wash hand basin with in-set vanity unit, wc, heated towel rail, tiled surrounds and flooring.

### **Outside**

To the front there is a block paved driveway. To the rear the garden is laid to patio with a laid to lawn area, outside tap, brick built shed and a wooden shed, rear pedestrian access and enclosed by fencing.





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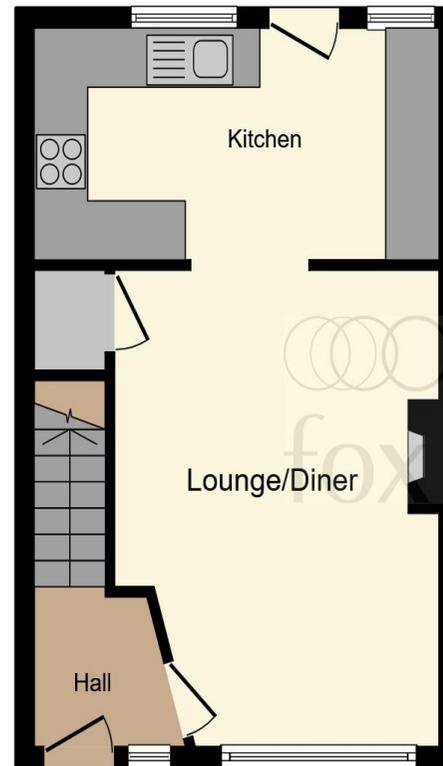
## Austerberry Way, Gosport

- Three Bedrooms
- Fitted Kitchen/Diner
- Ideal First or Second Time Buy
- Parking for Two Vehicles
- Enclosed Rear Garden

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

offers over

**£250,000**



**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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