



Waterloo Road, Gosport PO12 2AL

welcome to

Waterloo Road, Gosport

** Great Location ** Close to the Sea ** In the Catchment for Great Schools ** Presented in Immaculate Order ** Extended Kitchen **

Entrance Hall

Wooden oak door with feature stained glass panels to front access, designer radiator, oak stairs to first floor landing, understairs storage, doors to:

Shower Room

UPVC double glazed window to side elevation, shower cubicle, wash hand basin, wc, underfloor heating, heated towel rail, tiled surrounds and flooring.

Lounge

14' 2" max x 10' 9" max (4.32m max x 3.28m max)
UPVC double glazed bay window to front elevation, tv point, stripped wooden flooring, feature fire surround with in-set log basket.

Kitchen/Diner

21' 9" max x 16' 6" max (6.63m max x 5.03m max)
Vaulted ceiling with two electric skylight windows, Oak bi-fold doors to rear garden, matching wall and base units, wooden work surfaces, space for Range style cooker, with extractor hood above, feature island with breakfast bar, further storage, one and a half bowl ceramic sink and drainer unit, space for American style fridge/freezer, integrated washing machine and dishwasher, space for dining table and chairs, two designer radiators.

First Floor Landing

UPVC double glazed window to side elevation, galleried landing, doors to:

Bedroom 1

12' 5" max x 9' 8" max (3.78m max x 2.95m max)
UPVC double glazed window to front elevation, designer radiator, feature fire surround with horse shoe fireplace and tiled hearth.

Bedroom 2

11' 5" x 9' 7" (3.48m x 2.92m)
UPVC double glazed window to rear elevation, designer radiator, loft access with folding loft ladder (the loft has had some preparation work done in readiness for a loft conversion. Including flooring, steels and UPVC double glazed French style doors).

Bedroom 3

9' 1" x 7' (2.77m x 2.13m)
UPVC double glazed window to front elevation, designer radiator, wooden floorboards.

Bathroom

UPVC double glazed window to rear elevation, freestanding claw-footed roll top bath with shower attachment, wc, designer wash hand basin in-set into period style vanity unit, wooden floorboards, antique style heated towel rail, tiled surrounds.

Outside

To the front there is a driveway providing off road parking for several vehicles, shingle section, mature tropical planting and enclosed by a half brick wall. To the rear the garden is patio laid, side access, covered area with skylight window, brick build pizza oven and open fire and BBQ, door to storage shed with stained glass window into garden.

Garage

27' 3" max x 14' 5" max (8.31m max x 4.39m max)
L-SHAPED
UPVC double glazed windows to side and rear elevation, leaded window, electric roller door, power and light.





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welcome to

Waterloo Road, Gosport

- Three Bedrooms
- Extended Kitchen/Diner
- Off Road Parking and Garage
- Enclosed Rear Garden
- Immaculate Condition

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

offers in excess of

£375,000



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:
GOS112623 - 0004

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