



Stradbrook, Gosport, PO13 0EZ

welcome to

Stradbroke, Gosport

**** Great for Bus and Road Links ** Situated on the Fareham Borders ** No Onward Chain ** Great Size Plot ** Ample Parking and a Garage ****

Auctioneer's Comments

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Entrance Hall

With side access through double glazed UPVC door, radiator, half height cupboard housing meters and a full height storage cupboard.

Lounge

17' 2" max x 11' 5" max (5.23m max x 3.48m max)
Accessed through a glazed multi pane hardwood door. Stone, feature fire surround with coal effect open flame gas fire, radiator, TV point and windows and glazed door to conservatory.

Kitchen

10' 8" x 10' 7" (3.25m x 3.23m)
A glazed multi pane hardwood door provides access from the Hall. A double glazed UPVC window to side elevation with window and half glazed hardwood door leading to the Conservatory. Matching wall and base units with integrated oven, gas hob, cooker-hood, one and half bowl stainless steel sink and drainer with tiled surrounds. Wall mounted gas boiler and undercounter space for both fridge and washing machine.

Conservatory (dining Area)

10' 2" x 7' (3.10m x 2.13m)
Polycarbonate roofing, UPVC double glazed windows to side and rear elevations with UPVC half glazed door to rear garden. Space for fridge/freezer.

Conservatory (seating Area)

11' 8" x 7' (3.56m x 2.13m)
Polycarbonate roofing, UPVC double glazed window to rear elevation and radiator.





Bedroom 1

11' 9" x 11' 5" (3.58m x 3.48m)
UPVC double glazed window to front elevation.
Range of fitted wardrobes complete with overhead storage, fitted dressing table and bedside cabinets.
Radiator.

Bedroom 2

11' 1" x 10' 2" (3.38m x 3.10m)
UPVC double glazed window to front elevation,
radiator.

Shower Room

UPVC double glazed window to side elevation.
Shower cubicle, close coupled toilet, vanity unit incorporating wash handbasin, tiled walls, mirrored wall cabinet and radiator.

Outside

To the front the garden is laid to lawn with flower borders with a long private driveway for multiple vehicles leading to the detached garage and side access to the rear garden. The rear garden is laid to patio and lawn with raised borders, outside tap and corner summerhouse all enclosed by panel fencing.

Garage

15' 9" x 8' 5" (4.80m x 2.57m)
Metal up and over door, power and light.

Workshop

11' 6" x 8' 4" (3.51m x 2.54m)
Partitioned off the rear of the garage, complete with power and light. It is accessed through a side door from the rear garden.



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welcome to

Stradbroke, Gosport

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedrooms
- Semi-Detached

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£290,000



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:
GOS112428 - 0005

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