



**Vanguard Road, Gosport PO12 4FE**

fox & sons

**welcome to**

## **Vanguard Road, Gosport**

**\*\* Four Bedrooms \*\* Close to Shops and Schools \*\* Open Parkland and Shoreline Nearby \*\* Ensuite to Bedroom One \*\* Viewing is a Must! \*\***

### **Entrance Hall**

UPVC door to front access, stairs to first floor landing, under stairs storage recess, door to garage, radiator.

### **Cloakroom**

UPVC double glazed window to side elevation, wash hand basin, wc, tiled splashbacks.

### **Kitchen/Diner**

14' 7" x 12' 4" ( 4.45m x 3.76m )  
UPVC triple glazed door to rear garden, UPVC triple glazed window to rear elevation, matching wall and base units, integrated oven, gas hob, extractor over, storage cupboard, one and a half bowl stainless steel sink and drainer unit, integrated dishwasher, space for washing machine and fridge/freezer, wall mounted gas boiler, tiled splashbacks, tiled flooring, designer radiator.

### **First Floor Landing**

Stairs to second floor, radiator, doors to:

### **Lounge**

16' 7" max x 14' 7" max ( 5.05m max x 4.45m max )  
UPVC double glazed windows to front elevation, feature fire surround, two radiators.

### **Bedroom 3**

11' 4" max x 7' 5" max ( 3.45m max x 2.26m max )  
UPVC double glazed window to rear elevation, radiator.

### **Bedroom 4**

10' 4" max x 6' 10" max ( 3.15m max x 2.08m max )  
UPVC double glazed window to rear elevation, radiator.

### **Shower Room**

Shower cubicle, vanity wash hand basin, wc, shaver socket, tiled splashbacks, radiator.

### **Second Floor Landing**

Skylight window, doors to:

### **Bedroom 1**

14' 7" x 11' 8" ( 4.45m x 3.56m )  
Two UPVC double glazed windows to front elevation giving glimpses of Portsmouth Harbour, radiator, door to:

### **En-Suite**

UPVC double glazed window to side elevation, shower cubicle, vanity wash hand basin, wc, extractor fan, shaver socket, tiled surrounds, radiator.





### **Bedroom 2**

14' 7" x 10' 3" ( 4.45m x 3.12m )

Two UPVC double glazed windows to rear elevation, access to loft space with pull down ladder.

### **Bathroom**

UPVC double glazed window to side elevation, bath with shower attachment, vanity wash hand basin, wc, tiled surrounds, radiator.

### **Outside**

To the front there is a laid to lawn section, driveway providing off road parking for multiple vehicles and side pedestrian access. To the rear the garden is laid to lawn with two patio sections, outside tap and enclosed to perimeters.



### **Garage**

16' x 8' ( 4.88m x 2.44m )

Up and over door which is currently boarded up, power and light.



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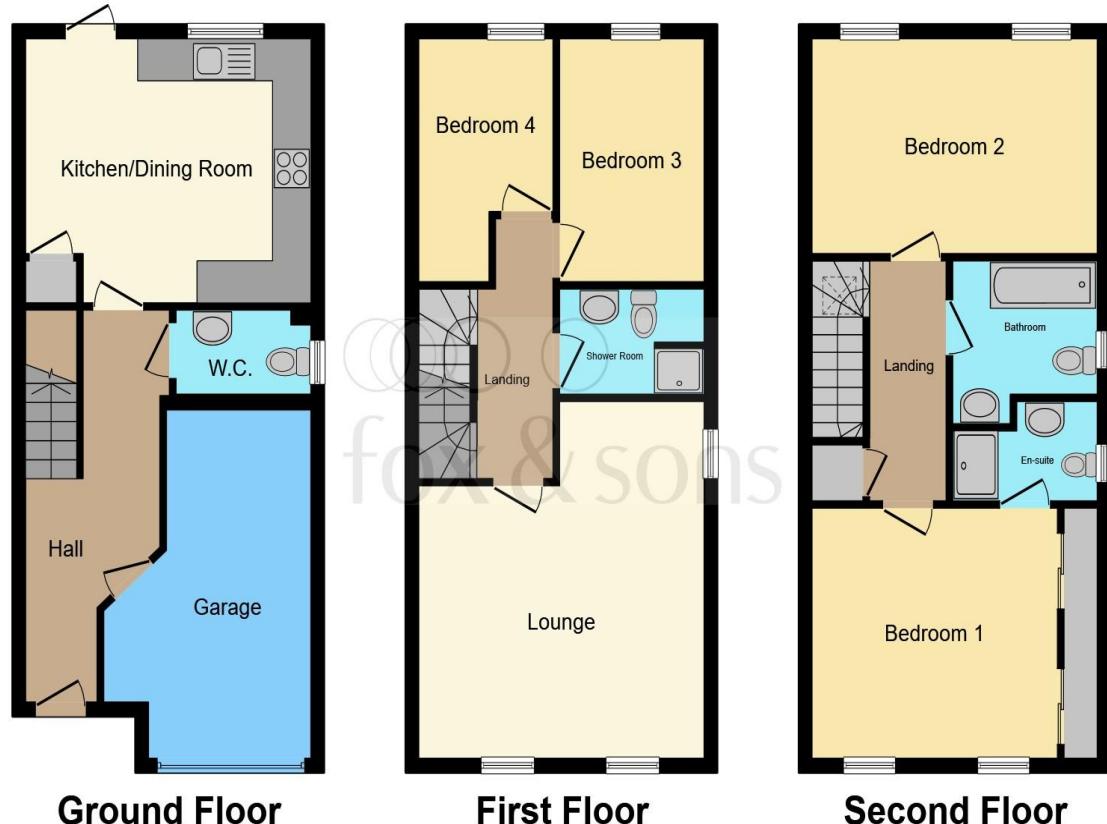
## Vanguard Road, Gosport

- Four Bedrooms
- Two Reception Rooms
- Ensuite to Bedroom One
- Driveway and Garage
- Close to Hardway Shoreline

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£400,000**



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Property Ref:  
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