



**Vanguard Road, Gosport PO12 4FE**

**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, understairs 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.



***view this property online*** [fox-and-sons.co.uk/Property/GOS113005](http://fox-and-sons.co.uk/Property/GOS113005)



**welcome to**

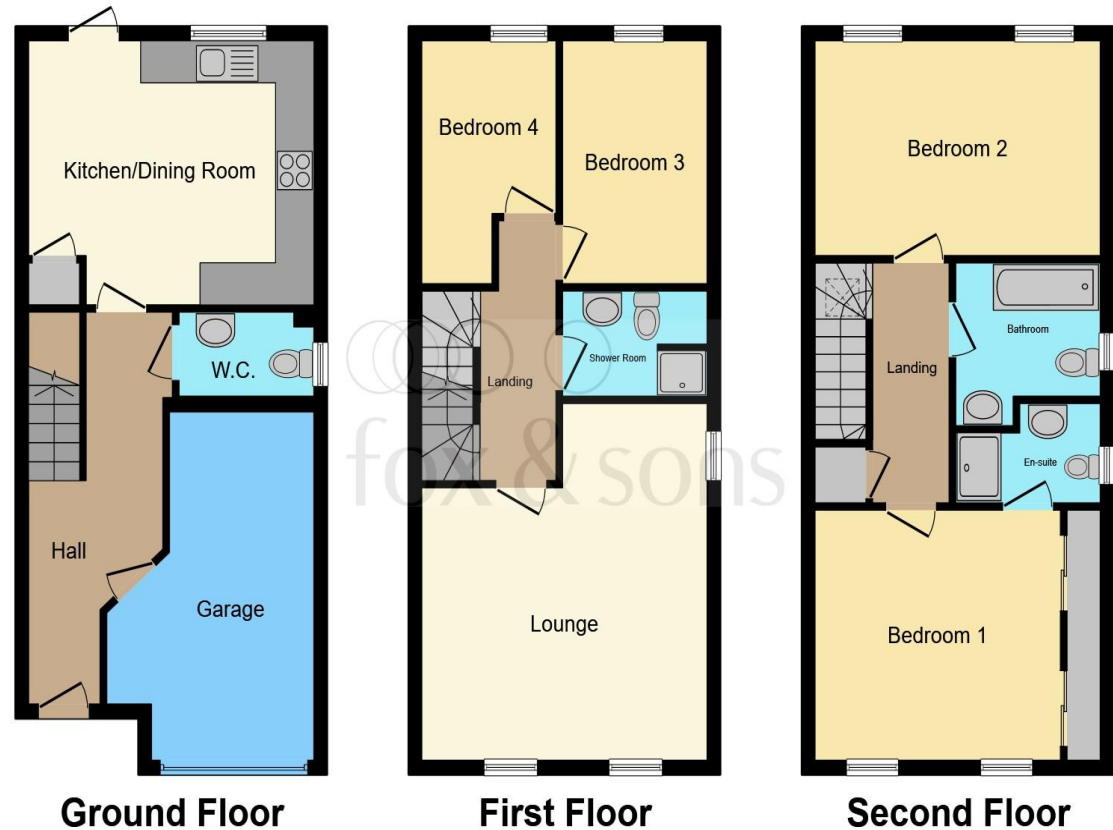
## **Vanguard Road, Gosport**

- 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**



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)

**view this property online** [fox-and-sons.co.uk/Property/GOS113005](http://fox-and-sons.co.uk/Property/GOS113005)



Property Ref:  
GOS113005 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



**023 9250 3733**



[Gosport@fox-and-sons.co.uk](mailto:Gosport@fox-and-sons.co.uk)



10 High Street, GOSPORT, Hampshire, PO12 1BX



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**