



Shalbourne Road, Gosport PO12 4PR

welcome to

Shalbourne Road, GOSPORT

**** Close to Shops and Schools ** Ample parking ** Corner Plot ** Great for Bus and Road Links ** Perfect for First Time Buyers ****

Entrance Hall

Door to front aspect, double glazed window to side aspect, radiator, stairs to first floor, understairs cupboard.

Lounge Area

10' 5" max x 10' max (3.17m max x 3.05m max)

Double glazed bay window to front aspect, feature fire surround, radiator, open plan to dining area

Dining Area

9' 9" max x 8' 3" max (2.97m max x 2.51m max)

Double glazed window to rear aspect, radiator.

Kitchen

9' 1" max x 6' 10" max (2.77m max x 2.08m max)

Wall and base level units, double glazed window to side aspect, stainless steel sink and drainer unit, integrated oven and hob, space for fridge freezer, door to conservatory.

Conservatory

13' 4" max x 7' max (4.06m max x 2.13m max)

Double glazed windows to rear aspect, double glazed door to rear aspect, power and light.





On First Floor

Double glazed window to side aspect.

Bedroom One

15' 8" max x 11' 7" max (4.78m max x 3.53m max)
Double glazed bay window to front aspect with additional double glazed window to front aspect, radiator, built-in cupboard housing gas boiler.

Bedroom Two

9' 4" max x 8' 10" max (2.84m max x 2.69m max)
Double glazed window to rear aspect, radiator, fitted wardrobes.

Bathroom

Double glazed window to rear aspect, corner bath with shower over, wash hand basin inset into vanity unit, low level WC, tiled walls, heated towel rail.

Front Garden

Located on a corner plot, the frontage is established with mature planting.

Rear Garden

Enclosed by panelled fencing, side access to the driveway and garage.

Garage

Metal up and over door

Driveway

Parking for multiple vehicles, enclose by low wall.



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welcome to

Shalbourne Road, GOSPORT

- Two Bedrooms
- Corner Plot
- Garage
- Lounge/Diner
- Viewing is a Must! **

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

£260,000



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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