



Hill Park Road, Gosport PO12 3EB

welcome to

Hill Park Road, Gosport

**** Great for Bus and Road Links ** Close to Schools and Shops ** No Onward Chain ** Great First Time Buy ** Viewing is a Must ****

Entrance Hall

UPVC door to front access, stairs to first floor landing, radiator.

Kitchen/Diner

16' max x 8' 6" max (4.88m max x 2.59m max)
UPVC double glazed window to rear elevation, sliding patio doors to conservatory, door to lounge, matching wall and base units, one and a half bowl sink and drainer unit, space for dining room table and chairs, washing machine and fridge/freezer, fitted oven and hob, cooker-hood, radiator.

Lounge

16' 7" max x 10' 3" max (5.05m max x 3.12m max)
UPVC double glazed bay window to front elevation, feature fire surround with inset electric fire, tv point, radiator.

Conservatory

15' 8" x 8' 3" (4.78m x 2.51m)
Polycarbonate roofing, UPVC door to rear garden, UPVC double glazed window to rear elevation, radiator.

First Floor Landing

Doors to:

Bedroom 1

13' 8" max x 9' 7" max (4.17m max x 2.92m max)
UPVC double glazed bay window to front elevation, radiator.

Bedroom 2

12' 3" max x 9' 7" max (3.73m max x 2.92m max)
UPVC double glazed window to rear elevation, radiator.

Bedroom 3

8' 2" x 6' 1" (2.49m x 1.85m)

UPVC double glazed window to front elevation, radiator.

Bathroom

UPVC double glazed window to rear elevation, bath with shower over, wash hand basin, wc, heated towel rail, tiled surrounds.

Outside

To the front the garden is laid to patio. To the rear the garden is laid to lawn with a shed, rear pedestrian access and enclosed by fencing (potential for off road parking subject to minor changes to fencing).





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welcome to

Hill Park Road, Gosport

- Three Bedrooms
- Fitted Kitchen/Diner
- Conservatory
- Enclosed Rear Garden
- No Onward Chain

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

offers in excess of

£230,000



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:
GOS113051 - 0003

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