



Montrose Walk, GOSPORT PO13 8PA

welcome to

Montrose Walk, GOSPORT

** Close to Shops and Schools ** Great Bus and Road Links ** Ideal for Travel In and Out of the Town ** Immaculate Condition ** No Onward Chain **

Entrance Hall

UPVC door to front access, stairs to first floor landing, cupboard housing electrics, radiator, understairs storage.

Cloakroom

Wash hand basin, wc, extractor, tiled walls and flooring, radiator.

Kitchen

12' 4" x 8' 8" (3.76m x 2.64m)
UPVC double glazed window to front elevation, matching wall and base units, one and a half bowl sink and drainer unit, integrated oven, hob, dishwasher and fridge/freezer, cooker-hood, tiled splashbacks, tiled flooring, cupboard housing gas boiler, radiator.

Lounge

13' x 12' 7" (3.96m x 3.84m)
UPVC double glazed French style doors to rear garden, feature entertainment wall with recessed shelving, tv point, radiator.

First Floor Landing

UPVC double glazed window to front elevation, two radiators, stairs to second floor, door to main bedroom.

Bedroom 2

13' 10" x 12' 6" (4.22m x 3.81m)
UPVC double glazed window to rear elevation, radiator.

Bedroom 3

9' 5" x 7' 2" (2.87m x 2.18m)
UPVC double glazed window to front elevation, radiator.

Bathroom

Bath with shower over, vanity wash hand basin, wc, heated towel rail, tiled walls and flooring.

Second Floor Landing

Doors to:

Master Bedroom

21' 6" x 9' 1" (6.55m x 2.77m)
Galleried bedroom! UPVC double glazed window to front elevation, skylight window to rear elevation, eaves storage space, two wall light points, access to loft space, radiator, door to:

En-Suite

Double shower cubicle, wash hand basin, wc, shaver socket, heated towel rail, tiled walls and flooring.

Outside

To the front there is a pathway leading to the front door. To the rear the garden has composite decking and path area, rear pedestrian access, outside sockets, outside tap and enclosed by fencing.

Parking

There are two allocated parking spaces to the rear.

Outbuilding

Storage shed to the side of the property.





view this property online fox-and-sons.co.uk/Property/GOS113124



welcome to

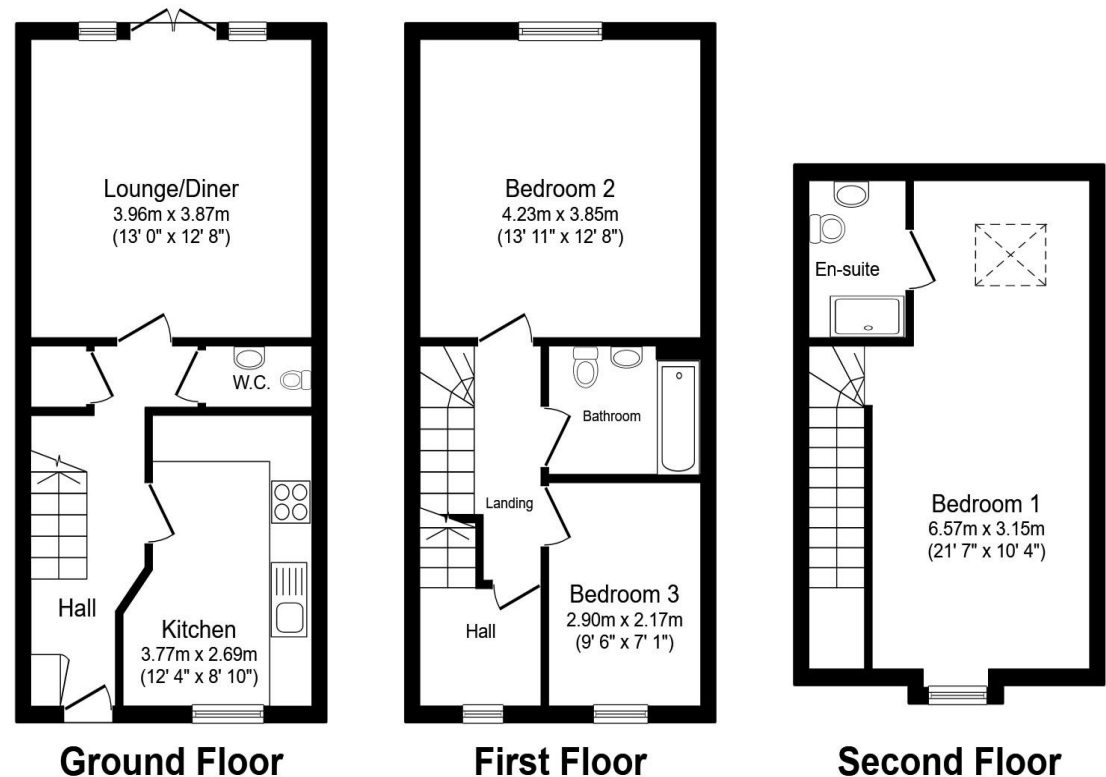
Montrose Walk, GOSPORT

- Three Bedrooms
- Ensuite to Bedroom One
- Ground floor WC
- Modern Fitted Kitchen
- Allocated Parking at Rear for Two Vehicles

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£320,000



Total floor area 94.7 m² (1,019 sq.ft.) approx

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.propertybox.io

 fox & sons

view this property online fox-and-sons.co.uk/Property/GOS113124



Property Ref:
GOS113124 - 0004

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



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk