



**Bury Close, Gosport PO12 3TX**

**welcome to**

## **Bury Close, Gosport**

**\*\* Great Cul-de-Sac Location \*\* Immaculate Condition \*\* Great for Bus and Road Links \*\* Easy Distance to Town and the Many Shops \*\* Open-Plan Kitchen/Diner with Utility Room \*\***

### **Entrance Hall**

UPVC door to front access, two UPVC double glazed windows to front elevation, stairs to first floor landing, understairs storage, Karndean flooring, radiator.

### **Lounge**

14' max x 11' 1" ( 4.27m max x 3.38m )  
UPVC double glazed bay window to front elevation, two radiators, feature fire surround with working horseshoe shaped fireplace and hearth.

### **Shower Room**

Double corner shower cubicle, vanity wash hand basin, with work surface, wc, tiled surrounds, heated towel rail, Karndean flooring.

### **Kitchen/Diner**

24' 5" max x 11' 9" max ( 7.44m max x 3.58m max )  
Kitchen Area:  
Matching wall and base units, breakfast bar area, butler sink, space for Range cooker, cooker-hood, kickplate heater, walk-in larder, wooden work surfaces, tiled surrounds, door to utility room, Karndean flooring.

Dining Area:  
UPVC double glazed patio doors to rear garden, space for dining table and chairs, feature fire surround with in-set multi fuel stove, Karndean flooring.

### **Utility Room**

UPVC double glazed window to side elevation, stainless steel sink and drainer unit, space for fridge/freezer, washing machine washing machine and tumble dryer, Karndean flooring.

### **First Floor Landing**

UPVC double glazed windows to front and side elevation, cupboard housing gas boiler, open plan landing with study/reading area, stairs to second floor, radiator, doors to:

### **Bedroom 1**

14' 6" max x 10' max ( 4.42m max x 3.05m max )  
UPVC double glazed bay window to front elevation, feature fire surround, stripped wooden flooring, radiator.

### **Bedroom 2**

11' 9" max x 10' max ( 3.58m max x 3.05m max )  
UPVC double glazed window to rear elevation, radiator.

### **Bathroom**

UPVC double glazed window to rear elevation, bath with attachments, wash hand basin, wc, radiator, tiled surrounds, Karndean flooring.

### **Second Floor Landing**

UPVC double glazed window to side elevation, doors to:

### **Bedroom 4**

10' 6" max x 7' 9" max ( 3.20m max x 2.36m max )  
UPVC double glazed window to front elevation, UPVC skylight window to front elevation, restricted head room, eaves storage space, radiator.

### **Bedroom 3**

10' 10" max x 7' 10" max ( 3.30m max x 2.39m max )  
UPVC double glazed window to rear elevation, UPVC double glazed skylight window to rear elevation, eaves storage space, radiator.

### **Outside**

To the front the garden has a driveway providing off





road parking for two vehicles and enclosed by half brick wall and fencing. to the rear the garden is laid to porcelain tiles, raised patio area, shed, rear pedestrian access and enclosed by wall and fencing.



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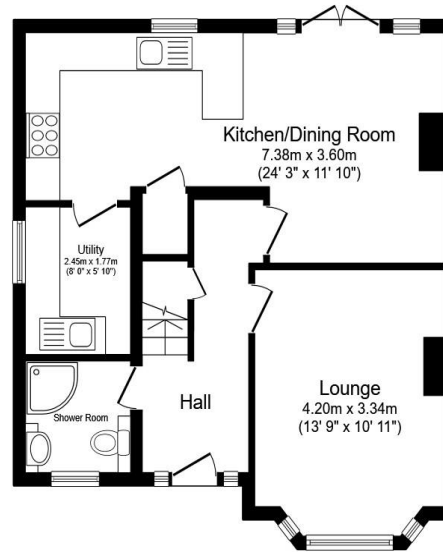
welcome to

## Bury Close, Gosport

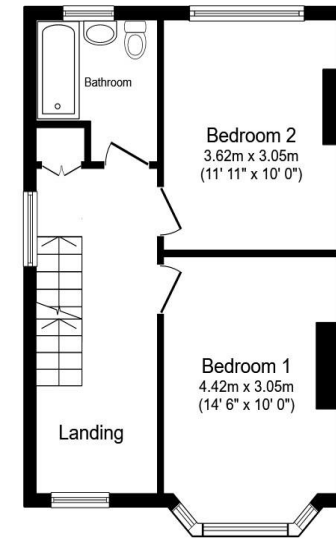
- Four Bedrooms
- Extensively Improved and Updated
- Working Fireplace and Multi-Fuel Stove
- Enclosed Rear Garden
- Off Road Parking

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

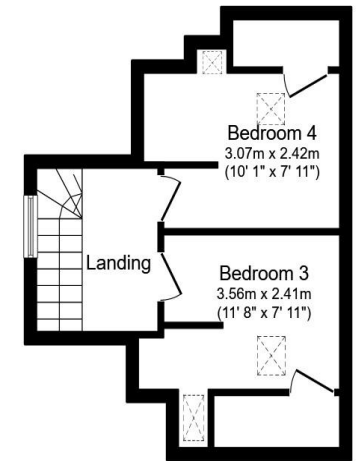
**£445,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 117.8 m<sup>2</sup> (1,268 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](http://www.propertybox.io)

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Property Ref:  
GOS113080 - 0002

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