



The Ordnance Yard, Gosport, PO12 4FS

welcome to

The Ordnance Yard, Gosport

Stunning Ultra-Modern Home with Breathtaking Panoramic Views

Entrance Hall

Cloakroom

Bedroom 4 / Study

10' 2" max x 6' 10" max (3.10m max x 2.08m max)

Stairs To First Floor

Kitchen / Lounge / Diner

Kitchen Area

13' 8" max x 10' 4" max (4.17m max x 3.15m max)

Lounge / Diner Area

23' 1" max x 11' max (7.04m max x 3.35m max)

Utility Room

12' 3" max x 5' 10" max (3.73m max x 1.78m max)

Stairs To Second Floor

Bedroom 1

11' 2" max x 10' 4" max (3.40m max x 3.15m max)

En-Suite Shower Room

Bedroom 2

13' 1" max x 9' 10" max (3.99m max x 3.00m max)

Bedroom 3

10' 4" max x 10' 3" max (3.15m max x 3.12m max)

Bathroom

Undercroft Parking





view this property online fox-and-sons.co.uk/Property/GOS113303



welcome to

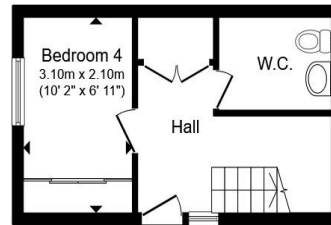
The Ordnance Yard, Gosport

- Guide Price £600,000 to £650,000
- Ultra-modern three-storey home in a unique heritage setting, with no passing traffic
- Stunning open-plan first-floor kitchen/living space with floor-to-ceiling glazing
- South facing balcony directly over the water - amazing views!
- Four bedrooms, including versatile ground-floor fourth bedroom

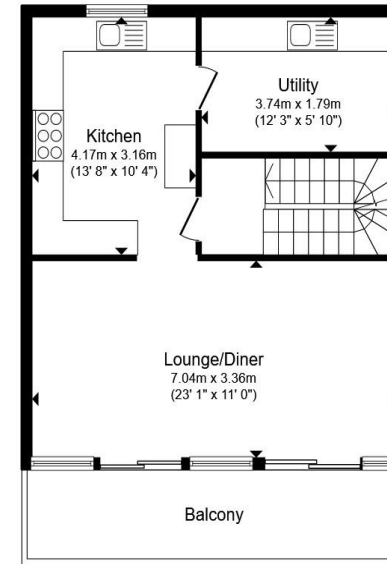
Tenure: Freehold EPC Rating: B
Council Tax Band: F

guide price

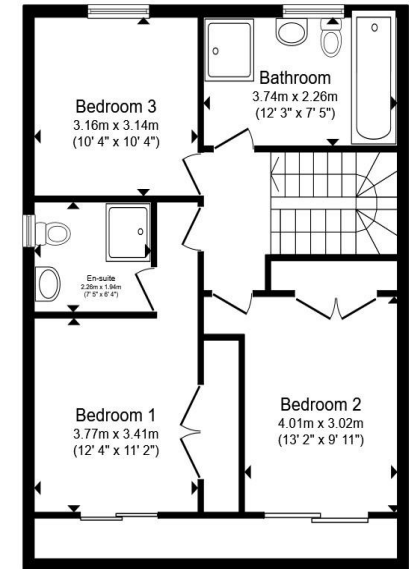
£600,000



Ground Floor



First Floor



Second Floor

Total floor area 136.0 m² (1,464 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/GOS113303



Property Ref:
GOS113303 - 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

