



**Birchmore Close, Gosport PO13 0NP**

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## Birchmore Close, Gosport

\*\* Extended to the Rear and Front \*\* Reception Two/Bedroom Four \*\* Modern Fitted Kitchen \*\* Rear Parking \*\* Enclosed Rear Garden \*\* Ideal Family Home \*\*

### Entrance Hall

UPVC door to front access, UPVC double glazed window to side elevation, stairs to first floor landing, radiator.

### Study/Bedroom 4/Reception Room

10' x 9' 9" ( 3.05m x 2.97m )

UPVC double glazed window to front elevation, space for American style fridge/freezer, space for tumble dryer, understairs storage housing electrics, radiator.

### Lounge/Diner

22' 9" max x 10' 10" max ( 6.93m max x 3.30m max )

UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, UPVC double glazed patio doors to rear access, two radiators, tv point, space for dining table and chairs, vinyl flooring, door to:

### Kitchen

13' 4" max x 8' 8" max ( 4.06m max x 2.64m max )

UPVC door to rear garden, UPVC double glazed window to rear elevation, matching wall and base units, composite sink and drainer unit with mixer tap, integrated oven, 5 ring gas hob, cooker-hood, LED kickplate lighting, LED lighting, space for washing machine, dishwasher and undercounter fridge, designer radiator.

### First Floor Landing

Access to loft space with pull down ladder with is partially boarded and an inverter on the left hand wall, airing cupboard housing gas boiler, doors to:

### Bedroom 1

13' 3" max x 10' 1" max ( 4.04m max x 3.07m max )

UPVC double glazed window to front elevation, radiator.

### Bedroom 2

11' 2" max x 11' max ( 3.40m max x 3.35m max )

UPVC double glazed window to front elevation, fitted cupboard, radiator.

### Bedroom 3

8' 7" max x 8' 7" max ( 2.62m max x 2.62m max )

UPVC double glazed window to rear elevation, fitted wardrobe, radiator.



**Wc**

UPVC double glazed window to rear elevation, wc, vinyl flooring, tiled surrounds.

**Bathroom**

UPVC double glazed window to rear elevation, bath with shower above and shower screen, wash hand basin, heated towel rail, tiled walls, vinyl flooring.

**Outside**

To the front the garden is laid to shingle and a laid to lawn section and steps leading to the front door. To the rear the garden is laid to patio with a artificial lawn area, external tap, power socket, shed, double gate leading to off road parking to the rear and enclosed by fencing.

**Shed**

Power and light.



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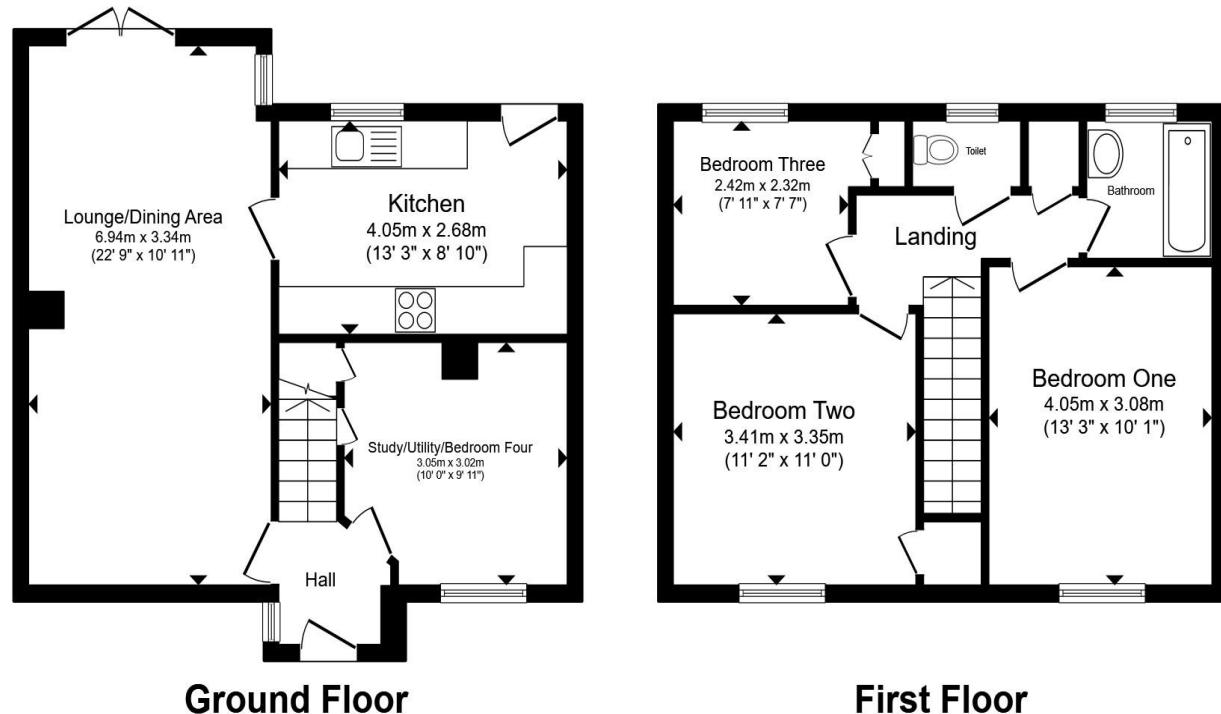
## Birchmore Close, Gosport

- Three/Four Bedrooms
- Extended Dining Area to the Rear
- Fitted Kitchen
- One/Two Reception Rooms
- Off Road Parking to Rear

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£280,000**



Total floor area 90.8 m<sup>2</sup> (977 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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