

Carlton Road, Gosport,
Hampshire, PO12 1JU

£420,000



Well Presented Home With Extended
Accommodation

Two Reception Rooms

Garden Room / Office With Adjoining
Shower Room

PVCu Double Glazing & Gas Central
Heating

Convenient To Stoke Road & The Town
Centre

Three Double Bedrooms

Modern Kitchen & Four Piece Bathroom

Landscaped Rear Garden

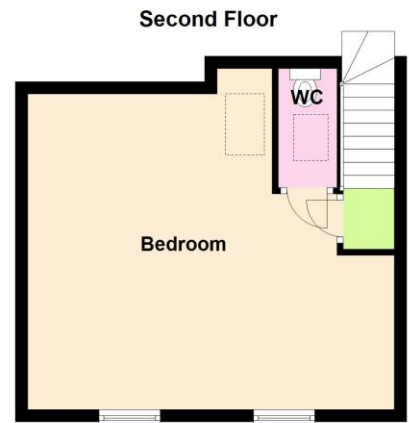
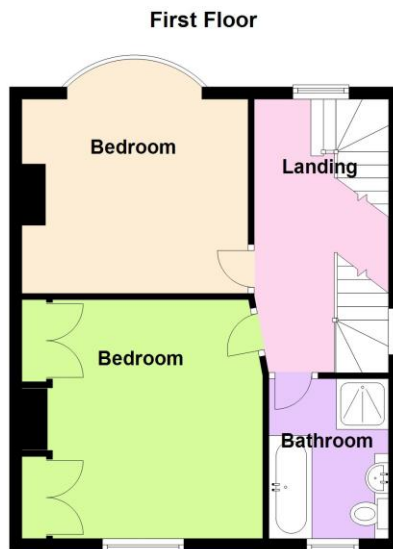
Over Looking The Grove Gardens

No Forward Chain

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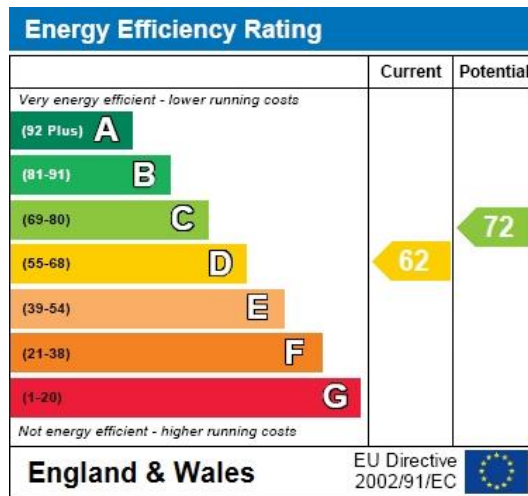
Entrance Porch	PVCu double glazed front door with leaded stained glass panels, ceramic tiled floor, composite front door with double glazed windows adjacent, giving access to:
Entrance Hall	Radiator, understairs cupboard, additional cupboard with wall mounted gas central heating boiler, space for dryer, timber flooring, stairs to first floor.
Lounge	13'9" (4.19m) Into Bay x 12'10" (3.91m) Cast iron fireplace with tiled inset and hearth, PVCu double glazed bay window with fitted shutters, picture rail, ceiling rose, double radiator, dado rail.
Family Room	25'9" (7.85m) x 12'1" (3.68m) narrowing to 9'0" (2.74m), 2 radiators, PVCu double glazed French doors to garden, 2 electric opening velux roof windows with fitted blinds and rain sensor, 3 picture lights, picture rail.
Kitchen	15'5" (4.7m) x 9'6" (2.9m) 1 1/2 bowl stainless steel sink unit, white fronted wall and base units with worksurface over, recess for range style cooker, cooker extractor canopy over, recess for American style fridge/freezer, PVCu double glazed window, electric opening Velux roof window with rain sensor, PVCu double glazed door to garden, tiled splashbacks, integrated dishwasher, integrated washing machine, chrome heated towel rail.
Wet Room	Low level W.C., corner hand basin, PVCu double glazed window, chrome heated towel rail, tiled walls, extractor fan, Mira shower.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window.
Inner Landing	With fitted bookcases, double radiator, PVCu double glazed window, understairs cupboard, stairs to 2nd floor.
Bedroom 2	14'0" (4.27m) Into Bay x 12'1" (3.68m) PVCu double glazed window with fitted shutters, views of The Grove gardens, double radiator.
Bedroom 3	10'11" (3.33m) To Wardrobe x 12'9" (3.89m) PVCu double glazed window, double radiator, timber flooring, fitted wardrobes, shelf unit.
Spacious Bathroom	8'6" (2.59m) x 6'5" (1.96m) 4 piece suite of panelled bath with mixer tap and shower attachment, low level W.C. with concealed cistern, vanity hand basin, shower cubicle with glass screen, tiled walls, PVCu double glazed window, extractor fan, chrome heated towel rail.

ON THE 2ND FLOOR

Landing	Velux window.
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Bedroom 1	16'10" (5.13m) x 15'10" (4.83m) To Wardrobe 2 PVCu double glazed windows, wall to wall fitted wardrobes, Velux window, 2 radiators.
W.C. off	With low level W.C., hand basin, Velux window.
OUTSIDE	
Front Garden	With block paved hardstanding, shared sideway with side pedestrian gate to:
Rear Garden	Attractively landscaped with paved patio, laid to decorative stones and shrubs, water feature, plastic shed.
Store	8'7" (2.62m) x 6'5" (1.96m) Electric roller door.
Garden Room / Office	13'1" (3.99m) x 8'6" (2.59m) PVCu double glazed window with fitted blinds, bi-fold doors, ceramic tiled floor, underfloor heating.
Shower Room off	With shower cubicle, vanity hand basin, W.C. with concealed cistern, tiled walls and floor, extractor fan.
Tenure	Freehold.
Council Tax	Band C.





Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask you legal representative to confirm this information before exchanging contracts.