

Southcroft Road, Gosport,  
Hampshire, PO12 3LA

£254,500



Semi Detached Bungalow

Lounge

PVCu Double Glazing

Garage

No Forward Chain

Three Bedrooms

Double Glazed Conservatory

Gas Central Heating

Rear Garden Of Sunny Aspect

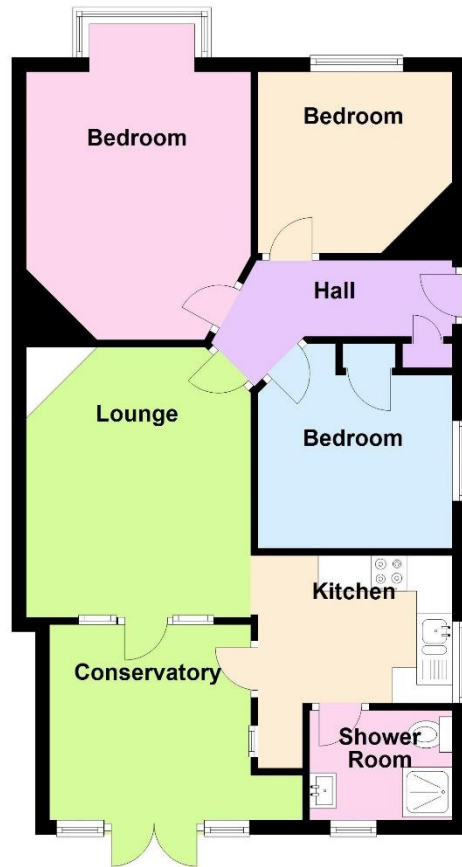
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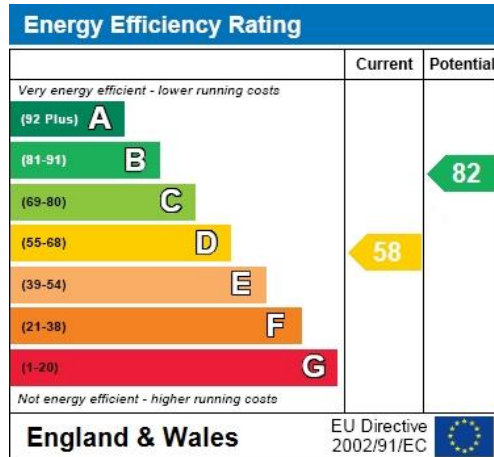
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## Ground Floor



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Entrance Hall	PVCu double glazed front door, meter cupboard, picture rail, access to loft space.
Bedroom 1	15'2" (4.62m) Into Bay x 10'4" (3.15m) PVCu double glazed window, radiator, tiled fireplace, picture rail.
Bedroom 2	8'11" (2.72m) x 8'5" (2.57m) PVCu double glazed window, radiator, picture rail, tiled fireplace.
Bedroom 3	8'11" (2.72m) x 8'3" (2.51m) to cupboard, PVCu double glazed window, radiator, built in cupboard, picture rail.
Lounge	12'6" (3.81m) x 10'5" (3.18m) Brick fireplace, 2 radiators, picture rail, laminate flooring, glazed door to conservatory.
Kitchen	8'11" (2.72m) x 7'2" (2.18m) 1 1/2 bowl sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob, gas central heating boiler concealed behind panel, recess for fridge/freezer, PVCu double glazed window, tiled splashbacks, glazed door to conservatory.
Shower Room	5'11" (1.8m) x 4'11" (1.5m) Shower cubicle, pedestal hand basin, low level W.C., tiled walls, radiator, Triton shower.
Conservatory	9'3" (2.82m) x 9'0" (2.74m) PVCu double glazed French doors to garden, windows adjacent, polycarbonate roof, cupboard recess.
OUTSIDE	
Front Garden	With wall and iron gate, laid to flower borders, shared sideway to:
Garage	
Rear Garden	With patio and path, lawn and borders.
Tenure	Freehold.
Council Tax	Band B.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



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 your legal representative to confirm this information before exchanging contracts.