

Foxbury Lane, Gosport,  
Hampshire, PO13 0AY

£330,000



Ideal Family Home With Large Rear Garden

Three Bedrooms

Kitchen / Breakfast Room

Master Bedroom With En-Suite Shower Room

PVCu Double Glazing & Gas Central Heating

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

Extended Accommodation

Two Reception Rooms

Ground Floor Toilet & First Floor Four Piece Bathroom

Front Driveway

No Forward Chain

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Entrance Hall	PVCu double glazed front door, radiator, stairs to first floor with spindled balustrade, understairs meter cupboard.
Lounge	15'10" (4.83m) x 13'9" (4.19m) Fireplace with stone hearth and wood burning stove, radiator, tall standing radiator, coved ceiling, sliding French doors to:
Dinign Area	11'7" (3.53m) x 10'3" (3.12m) PVCu double glazed window, radiator, fireplace with marble effect inset and hearth for feature, coved ceiling.
Kitchen / Breakfast Room	14'2" (4.32m) x 13'6" (4.11m) Max narrowing to 9`2 (2.79m), L shaped, Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, space for fridge/freezer, plumbing for washing machine, part glass roof, PVCu double glazed French doors to garden, PVCu double glazed window, radiator, ceramic tiled floor.
Cloakroom	White suite of low level W.C., pedestal hand basin, PVCu double glazed window, tiled splashbacks, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, stairs to 2nd floor, radiator, coved ceiling.
Bedroom 1	13'3" (4.04m) x 10'3" (3.12m) PVCu double glazed window, radiator, coved ceiling, fireplace surround.
Bedroom 2	12'1" (3.68m) x 7'7" (2.31m) PVCu double glazed window, radiator, fireplace coved ceiling.
Bathroom	8'8" (2.64m) x 7'9" (2.36m) 4 piece white suite of panelled bath, pedestal hand basin, low level W.C., shower cubicle, tiled splashbacks, PVCu double glazed window, radiator, coved ceiling, cupboard with Glow Worm gas central heating boiler.
ON THE 2ND FLOOR	
Landing	
Bedroom 1	16'11" (5.16m) Max x 12'2" (3.71m) Max, PVCu double glazed window, built in double cupboard, radiator.
En-Suite Shower Room	6'6" (1.98m) x 5'6" (1.68m) White suite of shower cubicle, pedestal hand basin, low level W.C., chrome heated towel rail, tiled splashbacks.
OUTSIDE	
Front Garden	With tarmac driveway, flower borders.
Rear Garden	A long rear garden with decking area, patios, lawn and raised flower beds, 2 timber sheds, metal gate with additional access to further land with patio.

## Agents Note

We understand this row of properties have a right of way at the rear across each others gardens. At present there is no gate in the left hand boundary. On the right hand boundary there is a gate approx  $\frac{3}{4}$  of the way down the garden. A potential purchaser should check the situation with their legal adviser.

## Services

We understand that this property is connected to mains gas, electric, water and sewage.

## Tenure

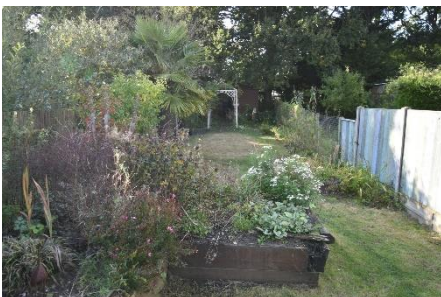
Freehold.

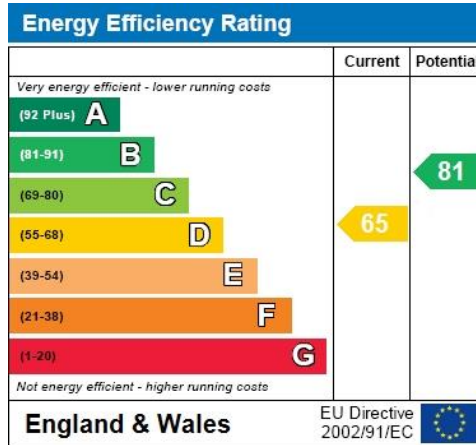
## Council Tax

Band C.

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>





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.