

Blake Road, Gosport,
Hampshire, PO12 1PT

£305,000



Semi Detached House
Two Reception Rooms
Conservatory
PVCu Double Glazing
17'6 x 12'11 Garage/Workshop

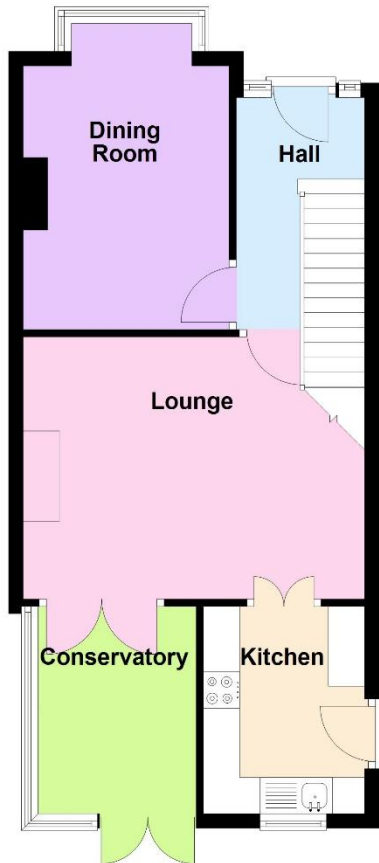
Three Bedrooms
Good Size Lounge
Modern First Floor Bathroom
Gas Central Heating

023 9258 5588

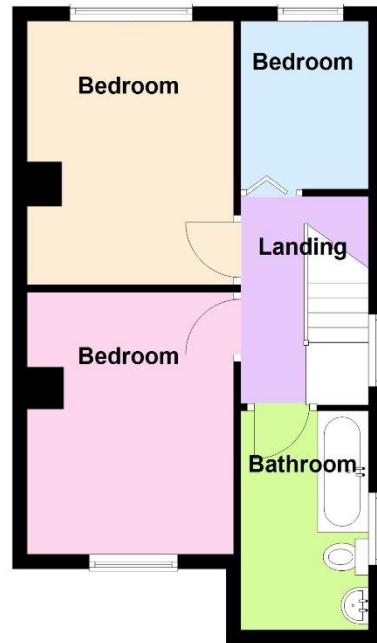
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Ground Floor



First Floor

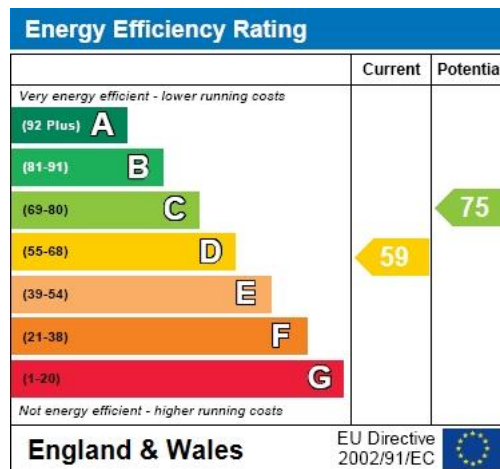


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Entrance Hall	PVCu double glazed front door and window adjacent, radiator, stairs to first floor, understairs cupboard, laminate flooring.
Dining Room	13'11" (4.24m) Into Bay x 9'4" (2.84m) PVCu double glazed bay window, radiator, fire surround for feature, coved ceiling.
Lounge	15'6" (4.72m) x 11'10" (3.61m) PVCu double glazed window, laminate flooring, PVCu double glazed French doors to:
Conservatory	9'3" (2.82m) x 5'10" (1.78m) PVCu double glazed French doors to garden, polycarbonate roof, laminate flooring.
Kitchen	9'2" (2.79m) x 7'3" (2.21m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, plumbing for washing machine and dishwasher, PVCu double glazed window and door to garden, laminate flooring, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space, spindled balustrade.
Bedroom 1	11'11" (3.63m) x 9'4" (2.84m) PVCu double glazed window, radiator.
Bedroom 2	11'11" (3.63m) x 9'4" (2.84m) PVCu double glazed window, radiator.
Bedroom 3	7'8" (2.34m) x 5'9" (1.75m) PVCu double glazed window, radiator.
Bathroom	9'10" (3m) x 5'8" (1.73m) Modern white suite of panelled bath with separate shower over, shower screen, low level W.C., pedestal hand basin, chrome heated towel rail, access to eaves cupboards one of which houses a gas central heating boiler, tiled splashbacks, storage cupboards.
OUTSIDE	
Front Garden	With brick wall and iron gate, laid to block paving, side pedestrian access to:
Rear Garden	With concrete area, lawn and path, rear pedestrian gate. n
Garage	17'6" (5.33m) x 12'11" (3.94m) Cantilever door, PVCu double glazed windows, door to garden, power and light. Currently with part partition across the garage.
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.