

£325,000

Vanguard Road, Priddy's Hard, Gosport, PO12 4FE

DRAFT DETAILS: We are awaiting verification from the Vendor that these details are correct



- Four Bedroom Town House
- Close To Waterfront
- Garage & Off Road Parking
- Kitchen
- Lounge
- Conservatory
- Bathroom
- En Suite Facilities
- Enclosed Rear Garden
- Energy Efficiency Rating:- C (72)

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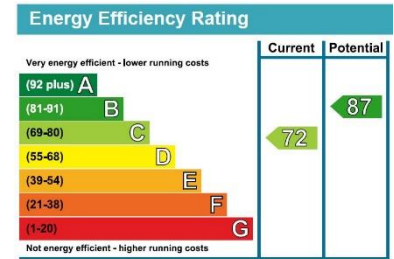
50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: gosport1@fenwicks-estates.co.uk

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Property Reference: G1318

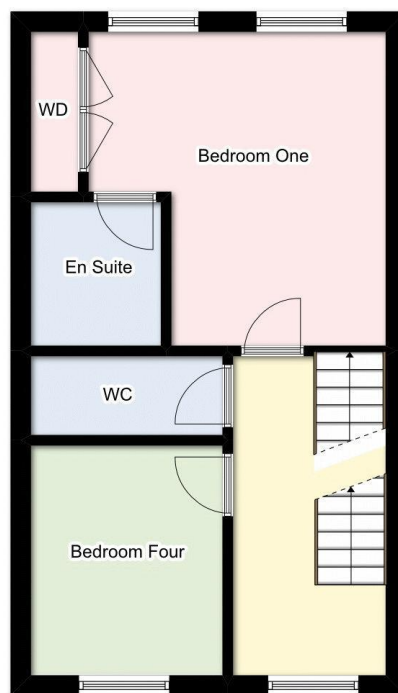
Council Tax Band: D



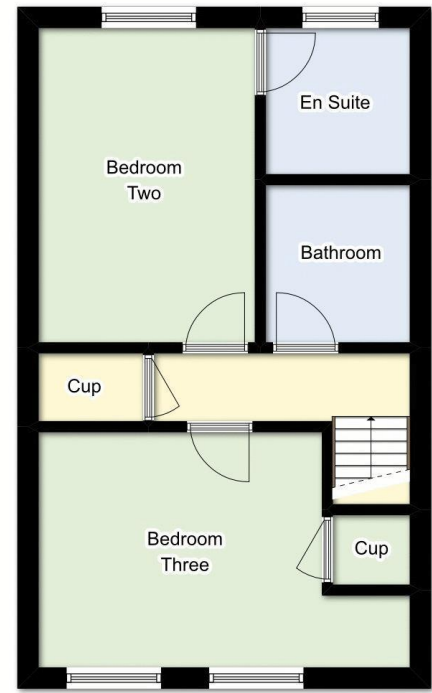
Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor



Second Floor

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The Accommodation Comprises:-

UPVC double glazed front door to:

Entrance Hall:-

Tiled flooring, radiator, stairs to first floor, under-stairs storage cupboard, door to:

Kitchen:-

8' 5" x 7' 3" (2.56m x 2.21m)

Continuation of tiled flooring, UPVC double glazed window to front elevation, square edge work surfaces, a range of base cupboards and matching eye level units, electric oven, induction hob with extractor hood over, built in microwave, space for fridge/freezer and dishwasher, stainless steel sink and drainer unit with mixer tap, wall mounted combi boiler.



Utility/WC:-

6' 6" x 3' 5" (1.98m x 1.04m)

Continuation of square edge work surface, space and plumbing for washing machine, radiator, wash hand basin set in vanity unit, corner close coupled WC, pair of wall hung units, tiled splashback.



Lounge:-

14' 2" x 12' 11" (4.31m x 3.93m)

Flat ceiling, coving, fitted carpet, electric fire with natural effect flame, UPVC double glazed windows and UPVC double glazed French doors to:



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Conservatory:-

11' 0" x 9' 2" (3.35m x 2.79m)

UPVC double glazed windows to side and rear elevations, UPVC double glazed patio doors to rear elevation, tile effect linoleum, electric heater.



First Floor Landing:-

Fitted carpet, UPVC double glazed window to front elevation, radiator, stairs to second floor.

Bedroom One:-

12' 7" x 12' 0" (3.83m x 3.65m) maximum measurements

UPVC double glazed windows to rear elevation, radiator, fitted wardrobes, door to:



En Suite:-

5' 9" x 4' 9" (1.75m x 1.45m)

Shower, tiled floor to ceiling, linoleum floor, wash hand basin set in vanity unit, low level close coupled WC, extractor fan.



WC:-

6' 10" x 3' 2" (2.08m x 0.96m)

Linoleum floor, low level close coupled WC, wall hung wash hand basin, radiator, extractor fan.

Bedroom Four:-

9' 3" x 7' 8" (2.82m x 2.34m)

Fitted carpet, UPVC double glazed windows to front elevation, radiators.

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Second Floor Landing:-

Fitted carpet, cupboard housing water tank and shelving for additional storage.

Bathroom:-

6' 9" x 5' 5" (2.06m x 1.65m)

Tiled bath surround, wash hand basin set in vanity unit, low level close coupled WC, extractor fan, tiled affect linoleum, radiator.

Bedroom Three:-

10' 10" x 9' 9" (3.30m x 2.97m) plus recess

Two UPVC double glazed windows to front elevation, radiator, built in cupboards and shelf area, wardrobes to remain.



Bedroom Two:-

12' 6" x 8' 3" (3.81m x 2.51m)

UPVC double glazed window to rear elevation, radiator, built in wardrobes to remain, door to:



En Suite:-

5' 6" x 5' 4" (1.68m x 1.62m)

Obscured UPVC double glazed window, shower, low level close coupled WC, wash hand basin set in vanity unit, radiator, extractor fan.

Outside:-

The rear garden is of low maintenance, mainly laid to artificial grass, decorative path running through, decorative borders, summerhouse, rear access, side gate leading to garage and allocated parking space.



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