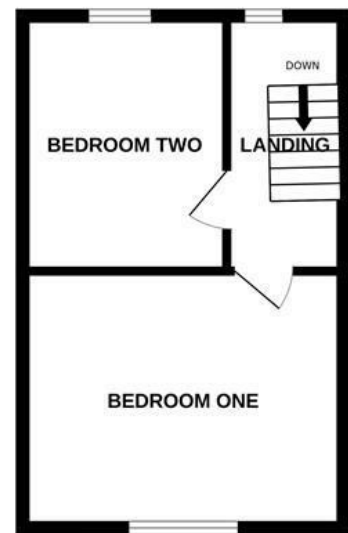
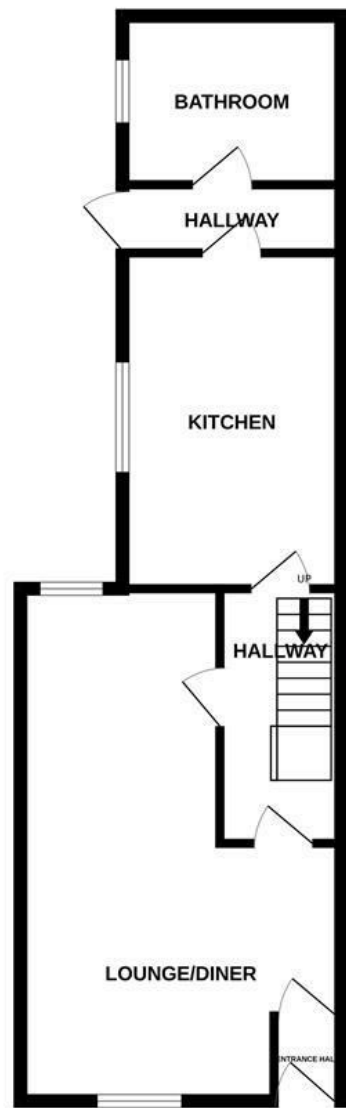


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8
Gladstone Road
Gosport
PO12 4SU



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Stubbington

8 Gladstone Road

Gosport
PO12 4SU

£220,000
Freehold



This two bedroom semi detached property is welcomed to the market. The accommodation comprises of entrance hall, lounge/diner, kitchen/breakfast room, inner hallway, a four piece bathroom suite and two double bedrooms. Outside the rear garden has a favourable west facing aspect and offers a great deal of privacy. It is also possible to have rear vehicular parking. There is also the advantage that this property has no chain ahead. Situated close to schools, shops, the main bus routes and it is within walking distance to the Gosport Ferry making this an ideal place to live. Please call Chambers to arrange a viewing.

Entrance Porch

Hallway
Stairs to first floor landing, radiator, meters cupboard.

Lounge/Diner
22'4" x 13'7" narr to 8'6"
Double glazed windows to front and rear elevations, electric fire, radiator, door to hallway.

Kitchen/Breakfast Room
17'0" x 9'2"
Double glazed window to side elevation, space for cooker, plumbing for washing machine, space for table and chairs, wall mounted boiler, radiator, door to:

Gladstone Road
Standard construction - Brick, Heating source - Gas central heating currently with Shell Energy. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : B
Broadband & Mobile: feel free to satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>
The vendor has experienced no flooding in the past 5 years
The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.asp>

Disclaimer
These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Inner Hallway
UPVC Door to rear garden, wall units for storage, ceramic tiled floor, door to:

Bathroom
Double glazed window to side elevation, panel bath with mixer tap over, double shower cubicle, low level WC, vanity sink unit, ceramic tiled floor, radiator.

First Floor Landing
Access to bedrooms one and two.

Bedroom One
13'6" x 10'11"
Double glazed window to front elevation, radiator.

Bedroom Two
10'11" x 8'7"
Double glazed window to rear elevation, radiator.

Rear Garden
Mostly laid to patio with hardstanding, side access gate, outside tap, fully fence enclosed offering a favourable west facing aspect.

Parking
It is possible to move the rear garden fence and provide off road parking accessed via the rear lane.

