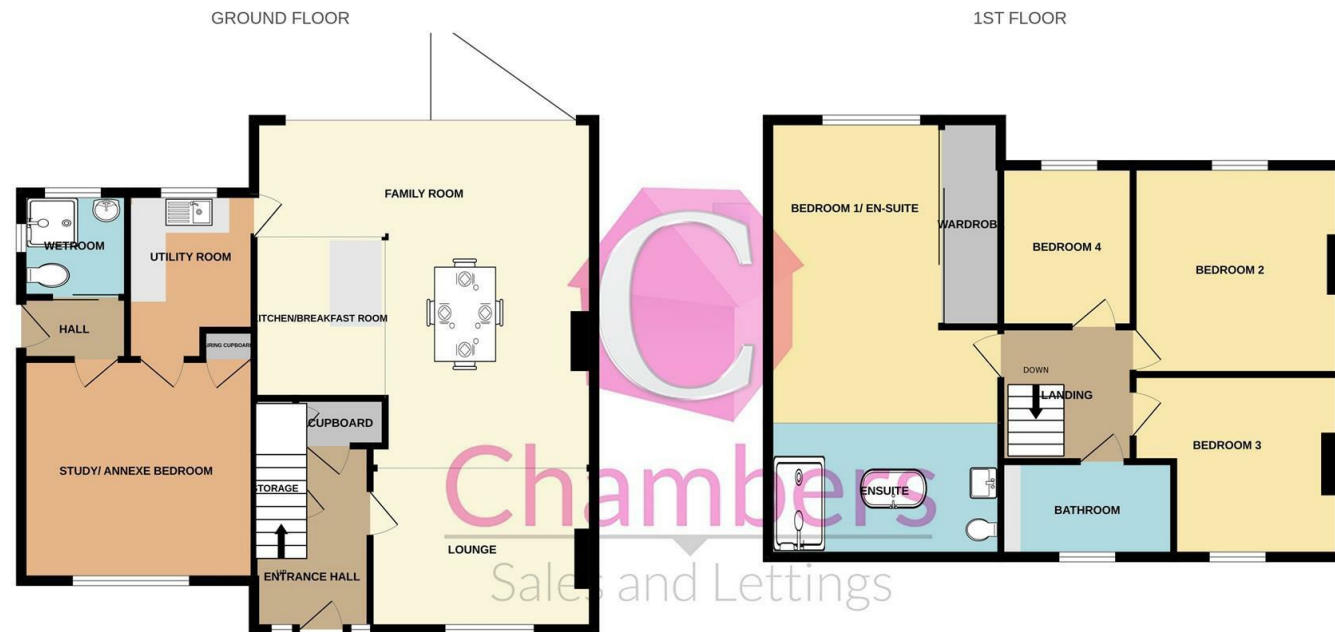
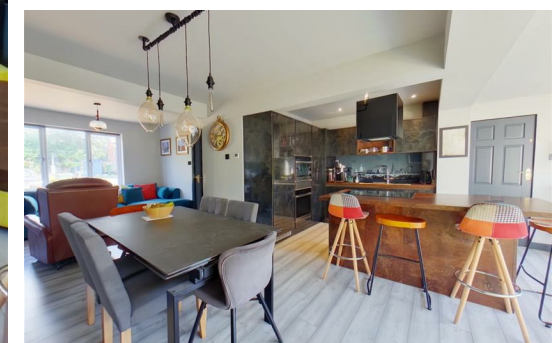




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Stubbington

60 Gosport Road
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Asking Price £560,000
Freehold



Front Door
Into:

Entrance Hallway
Skimmed ceiling, vertical radiator, access to under stairs storage cupboard, two further cupboards for hanging space and access to meters. Door to:

Lounge
12'9" x 10'0"
Skimmed ceiling, PVCu Double glazed window to front elevation, television aerial point, telephone point, underfloor heating, laminate flooring. Open to:

Kitchen/Family Room
18'8" x 21'5"
Skimmed ceiling with spot lights, a modern re-fitted range of wall and base/drawer units with work surface over from Wrens, inset sink with mixer taps (including instant boiling water) eye level fan oven, separate oven offering grill,microwave and fan, integrated fridge/freezer, breakfast bar, induction hob with a pendant extractor over from Germany, integrated dishwasher, integrated bins. bi-fold doors overlooking the rear garden. Open to family room offering dining space and sitting area.

Utility Room
9'5" max 8'11"
Skimmed ceiling, PVCu double Glazed window to rear elevation, inset sink, plumbing for washing machine, tumble dryer, access to combi-boiler. installed in 2020.

Agents note - This used to be the kitchen for the contained annexe.

Study/ Bedroom
13'1" x 12'6"
Skimmed ceiling, PVCu double glazed window to front elevation, vertical radiator, airing cupboard. Door to:

Hall
Side access offering personal entrance to annexe, doors to:

Wetroom
5'10" x 5'7"
Skimmed ceiling, Double glazed windows to side and rear elevation, suite comprising wet room with rainfall shower head, black brass features, fully tiled, wall mounted WC with sensor flush, wash hand basin, heated towel rail.

First Floor Landing
Skimmed ceiling, Doors to:

Bedroom 1/ En-suite
22'5" x 13'1" max
Skimmed ceiling, PVCu double glazed window to front and rear elevation, sliding fitted wardrobes decorative vertical radiator, open to:
Suite comprising walk-in shower with rainfall shower head, vanity wash basin, de-mister touch screen mirror, tiled, extractor fan, freestanding bath, WC.

Agents note: Our Vendors have left a space in-case the purchasers would prefer to section off the en-suite from the master.

Bedroom 2
12'4" x 10'11"
Skimmed ceiling, PVCu double glazed window to rear elevation, featured fire surround, radiator.

Bedroom 3
10'2" x 9'7"
Skimmed ceiling, PVCu double glazed window to front elevation, radiator.

Bedroom 4
8'10" x 7'6"
Textured ceiling, Double glazed window to rear elevation.

Family Bathroom
8'8" x 5'8"
Double glazed window to front elevation, re-fitted suite comprising panel bath, shower cubicle, fully tiled, W.C, vanity wash basin, heated towel rail, vanity unit, spots lights over, access to loft void.

Outside
Front Garden
Vehicle double gates opening to a shingled driveway offering ample parking for several cars,caravans, boats etc.

Corner Plot Rear Garden
A larger than average southerly aspect corner plot rear garden offering privacy, mainly laid to lawn with patio, workshop with power, space for hot tub.

The side plot offers potential to further extend the property, add a garage or a dwelling which would need to be subject to planning

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.

Gosport Road
Standard construction - Brick, Heating source - Gas central heating and under floor heating, Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : C (separate council tax band for the annexe which is an A)
Broadband & Mobile coverage is currently Sky - 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.aspx>

