



**Chantry Road, Gosport, PO12 4ND**

**welcome to**

## **Chantry Road, Gosport**

A unique opportunity to purchase a four bedroom semi-detached chalet bungalow with an attached one bedroom annex \*\* Annex with Kitchen-Lounge- bedroom with en-suite and conservatory \*\* Two double bedrooms downstairs \*\* Re-fitted bathroom \*\* Driveway providing off street parking \*\* Must be viewed!

### **Entrance Hall**

Composite front door, radiator, tiled floor.

### **Lounge**

12' 7" max x 18' 4" max ( 3.84m max x 5.59m max )  
Upvc triple glazed window to front aspect, radiator, gas feature fireplace.

### **Dining Room**

10' 4" max x 10' 5" max ( 3.15m max x 3.17m max )  
Upvc triple glazed window to side aspect, stairs to first floor, tiled floor, cupboard enclosing boiler.

### **Kitchen**

11' 2" x 9' 8" ( 3.40m x 2.95m )  
Upvc triple glazed window to rear aspect, matching range of eye and base level units with work surface over, hob and hood over, inset double oven, integrated fridge/freezer, plumbing for washing machine/tumble dryer & dishwasher, stainless steel sink drainer.

### **Bedroom One**

14' 8" max x 10' 4" max ( 4.47m max x 3.15m max )  
Upvc French door to garden, radiator, wardrobe to remain, storage cupboard.

### **Bedroom Two**

10' 9" x 9' 1" ( 3.28m x 2.77m )  
Upvc triple glazed window to front aspect, radiator.

### **Family Bathroom**

Two Upvc obscure triple glazed windows to side aspect, bath with shower and screen, wc with concealed cistern, wash hand basin with utility cupboard under, heated towel rail, tiled surrounds.

### **Landing**

Sky light window, storage eaves.

### **Bedroom Three**

16' 3" max x 7' 5" max ( 4.95m max x 2.26m max )  
Two skylights, restricted head room.

### **Bedroom Four**

10' 3" max x 7' 6" max ( 3.12m max x 2.29m max )  
Sky light, storage eaves, restricted head room.

### **Lean Too/ Rear Lobby**

Upvc double glazed construction, door to garden, door to annex.





### **Annex Kitchen**

6' 7" x 6' 5" ( 2.01m x 1.96m )

Matching range of eye and base level units with work surface over, tiled surrounds, stainless steel sink drainer, space for cooker, space for fridge/freezer.

### **Annex Bedroom**

11' max x 9' 8" max ( 3.35m max x 2.95m max )

Upvc triple glazed window to front aspect, radiator.

### **En-Suite Bathroom**

Bath with electric shower and curtain, radiator, extractor fan, wash hand basin, wc, tiled surrounds.

### **Annex Lounge**

15' 8" x 11' ( 4.78m x 3.35m )

Upvc triple glazed window to side aspect, radiator, Upvc double glazed French door to conservatory.

### **Annex Conservatory**

8' 8" max x 5' 7" ( 2.64m max x 1.70m )

Upvc double glazed construction, door to garden.

### **Rear Garden**

Patio extends to laid to lawn area, shrub/flower border, enclosed to perimeters, pedestrian side access, shed to remain with power.

### **Driveway**

Providing off street parking for numerous cars, outside tap.



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## Chantry Road, Gosport

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- Annex with Kitchen- Lounge- bedroom with en-suite and conservatory
- Two double bedrooms downstairs
- Re-fitted family bathroom
- Kitchen and separate dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Total floor area 149.7 m<sup>2</sup> (1,612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
GOS113352 - 0004

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