



GUIDE PRICE
£265,000-£280,000
11 Rothesay Road
Gosport, PO12 4PT

PROPERTY SUMMARY

*** Guide-Price £265,000-£280,000 *** This well-presented three-bedroom family home offers spacious and versatile accommodation, ideal for both families and first-time buyers. The property comprises of a comfortable living room, separate dining room, conservatory which overlooks the rear garden and provides additional living space, fully fitted kitchen offering practical and functional accommodation, three well-proportioned bedrooms and a family bathroom fitted with a modern suite. Externally, the home benefits from an enclosed rear garden, ideal for outdoor entertaining or family use. The property also includes a garage, providing secure parking or useful storage.





ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 13' 3" x 10' 8" (4.04m x 3.27m)

DINING ROOM 11' 8" x 9' 5" (3.56m x 2.88m)

KITCHEN 14' 2" x 6' 4" (4.32m x 1.94m)

CONSERVATORY 9' 7" x 6' 4" (2.94m x 1.95m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 3" x 9' 9" (4.04m x 2.99m)

BEDROOM TWO 11' 0" x 9' 10" (3.36m x 3m)

BEDROOM THREE 8' 0" x 6' 1" (2.45m x 1.86m)

BATHROOM

OUTSIDE

GARAGE

REAR ENCLOSED GARDEN





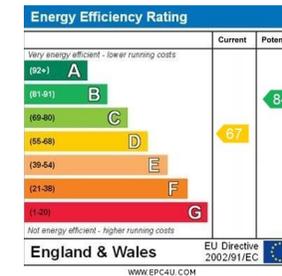
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency capabilities. Made with Metagen 12/2015

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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