



Totland Road, Gosport PO13 0PA

**welcome to**

## **Totland Road, Gosport**

\*\* Two/Three Bedroom House \*\* Two Reception Rooms \*\* Garage With Electric Door \*\* Sun Room/Conservatory \*\* Spacious Fitted Kitchen/Diner \*\*  
Currently set up as 2 bedrooms, but previously 3 bedrooms \*\*

### **Entrance Hall**

Double glazed front door, double glazed window to side aspect, radiator, stairs to first floor.

### **Kitchen/Diner**

18' 9" max x 13' 1" max ( 5.71m max x 3.99m max )  
Wall and base level units, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated oven and induction hob with extractor hood above, space for fridge freezer, dishwasher, and washing machine, double glazed window to front and rear aspect, double glazed door to conservatory.

### **Lounge**

14' 4" max x 10' 11" max ( 4.37m max x 3.33m max )  
Double glazed window to front aspect, radiator, door to dining room/reception two.

### **Dining Room/Reception Two**

10' 11" max x 7' 11" max ( 3.33m max x 2.41m max )  
Double glazed window to conservatory, patio doors to conservatory, radiator.

### **Conservatory/Family Room**

25' max x 11' 4" max ( 7.62m max x 3.45m max )  
Double glazed patio doors to rear garden, skylight windows, fitted storage cupboard, space for dining table and chairs.

### **On First Floor**

Loft access.

### **Bedroom One**

13' 2" max x 10' 1" max ( 4.01m max x 3.07m max )  
Double glazed window to front aspect, radiator, built in cupboard.

### **Bedroom Two**

11' max x 10' 10" max ( 3.35m max x 3.30m max )  
Double glazed window to front aspect, built in storage unit (currently knocked through to bedroom two to make a dressing room).

### **Dressing Room/Bedroom Three**

8' 1" max x 7' 7" max ( 2.46m max x 2.31m max )  
Double glazed window to rear aspect, fitted bedroom furniture, radiator (currently open plan to bedroom two but can be converted back to bedroom three).

### **Separate Wc**

Double glazed window to rear aspect, low level WC, tiled surrounds.

### **Bathroom**

Double glazed window to rear aspect, panelled bath with shower over, wash hand basin, tiled walls.

### **Front Garden**

Laid to lawn with pathway to front door.

### **Rear Garden**

Enclosed by panelled fencing, patio area, artificial grass, hidden fire pit, shed. (Potential for rear vehicle access).

### **Workshop**

Power and light, door to rear aspect.





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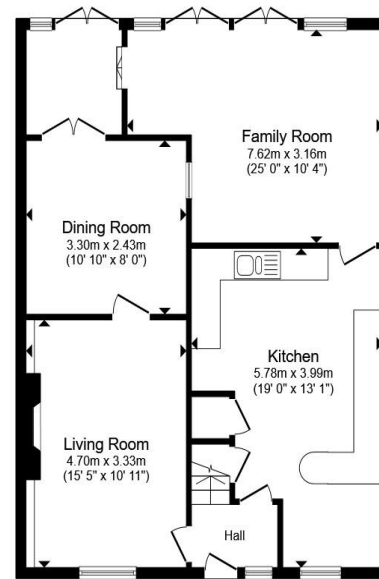
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## Totland Road, Gosport

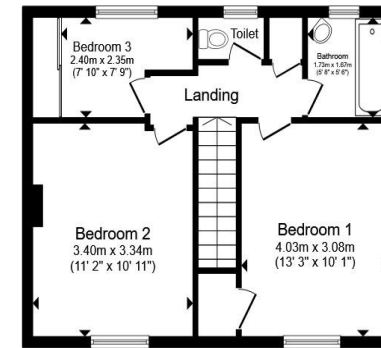
- Two/Three Bedroom House
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Tenure: Freehold EPC Rating: C  
Council Tax Band: B

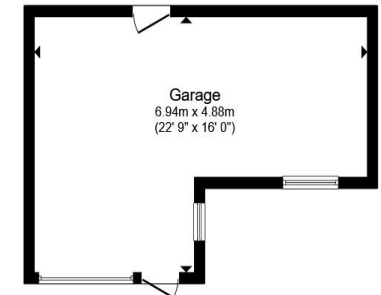
offers over  
**£270,000**



Ground Floor



First Floor



Garage

Total floor area 147.8 m<sup>2</sup> (1,591 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:  
GOS113588 - 0005

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