

Kent Road, Bridgemaury,  
Gosport, Hampshire, PO13 0SP

OFFERS IN EXCESS  
OF £290,000



End Of Terraced House

Lounge & Separate Dining Area

Ground Floor Cloakroom

Low Maintenance Rear Garden With Astro  
Turf

PVCu Double Glazing

Three Bedrooms

Study / Playroom

Four Piece First Floor Bathroom

Summer House & Shed

Gas Central Heating

**023 9258 5588**

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**Ground Floor**



**First Floor**

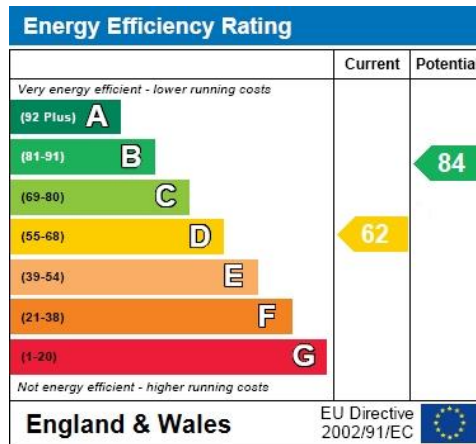


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door and window, radiator.
Lounge	12'1" (3.68m) x 11'11" (3.63m) PVCu double glazed windows, radiator, square archway to:
Dining Area	10'7" (3.23m) x 8'9" (2.67m) With timber floor, radiator, PVCu double glazed french doors to garden.
Study / Playroom	10'5" (3.18m) x 5'2" (1.57m) PVCu double glazed window, radiator, cupboard with wall mounted gas central heating boiler.
Kitchen	16'9" (5.11m) x 7'4" (2.24m) 1½ bowl stainless steel sink unit, wall and base units with worksurface over, electric cooker point, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, tiled splashbacks, plumbing for dishwasher, space for dryer, cooker extractor canopy, PVCu double glazed door to:
Cloakroom	Low Level W.C, pedestal hand basin, radiator, extractor fan and ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space with pull down loft ladder.
Bedroom 1	13'0" (3.96m) x 10'9" (3.28m) PVCu double glazed window, radiator, 2 built in cupboards.
Bedroom 2	12'0" (3.66m) x 10'7" (3.23m) PVCu double glazed windows, radiator, built in cupboard.
Bedroom 3	9'11" (3.02m) x 7'5" (2.26m) PVCu double glazed window, radiator, built in cupboard.
Bathroom	7'6" (2.29m) x 7'5" (2.26m) 4 piece suite of panelled bath, separate shower cubicle, low level W.C, pedestal hand basin, tiled walls, chrome heated towel rail, PVCu double glazed window.
OUTSIDE	
Front Garden	With lawn.
Rear Garden	With patio, artificial grass, summer house and timber shed, rear pedestrian gate.
Services	We understand that this property is connected to mains, gas and electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Full Energy Performance Certificate available upon request

### Appointment

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Person Meeting: \_\_\_\_\_

### Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.