



Cornwell Close, Gosport PO13 9QW

welcome to

Cornwell Close, Gosport

** Great First Time Buy ** Close to Shops and Schools ** Great for Bus and Road Links ** Three Bedrooms ** Many Eco Options ** EPC RATING B! **

Entrance Hall

UPVC door to front access, stairs to first floor landing, understairs storage, door to:

Cloakroom

UPVC double glazed window to front elevation, wash hand basin, wc, cupboard, tiled surrounds, tiled flooring.

Lounge

15' 10" x 11' 5" (4.83m x 3.48m)
Double glazed window to rear aspect. wall light points, TV point.

Dining Room

11' 5" x 7' 9" (3.48m x 2.36m)
Double glazed window to front aspect, door to hallway.

Kitchen

11' 9" x 11' 5" (3.58m x 3.48m)
Stainless steel single drainer sink unit, wall and base level units, double glazed window to rear aspect, double glazed door to rear garden, space for cooker and fridge freezer, space for washing machine and dishwasher.

On First Floor

Doors to all upstairs rooms, double glazed window to side aspect.

Bedroom One

12' 2" x 11' 5" (3.71m x 3.48m)
Double glazed window to rear aspect.

Bedroom Two

11' 8" x 11' 5" (3.56m x 3.48m)
Double glazed window to front aspect.

Bedroom Three

11' 4" x 9' 6" (3.45m x 2.90m)
Double glazed window to rear aspect.

Shower Room

Double glazed window to front aspect, wash hand basin, double shower enclosure, low level WC, tiled surrounds, storage cupboard.

Rear Garden

Shed with power, panelled fencing, side pedestrian access, outside power sockets, hot tub and bar to stay.





view this property online fox-and-sons.co.uk/Property/GOS113514



welcome to

Cornwell Close, Gosport

- Solar Panels
- Air Source Heat Pump
- Lithium Battery Storage
- Three Bedrooms
- Ideal First Time Buy

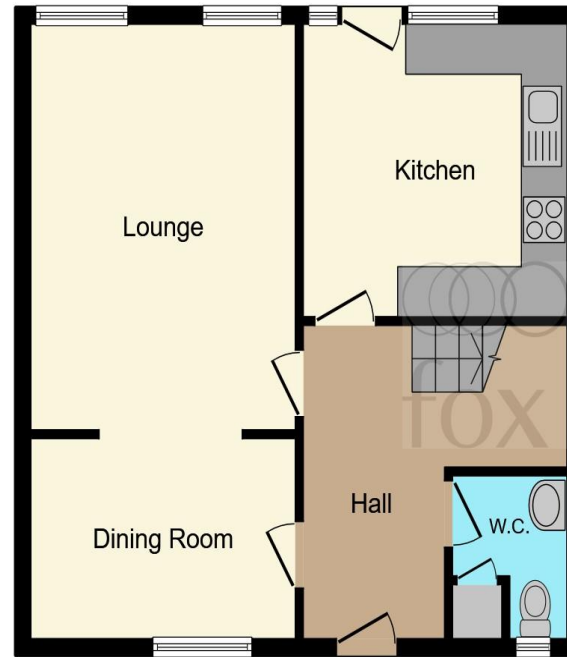
Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

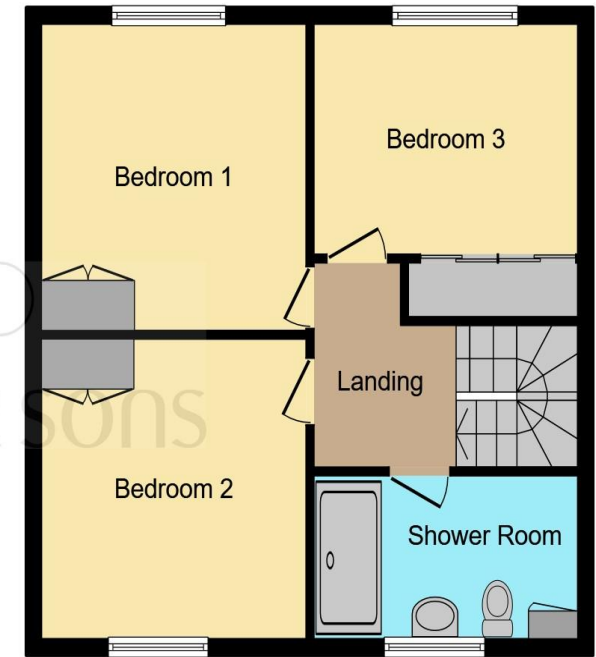
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000



Ground Floor



First Floor

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.focalagent.com

view this property online fox-and-sons.co.uk/Property/GOS113514



Property Ref:
GOS113514 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk