

Layton Road, Bridgemary,  
Gosport, Hampshire, PO13 0JG

£300,000



Four Bedrooms

Kitchen / Dining Room

Block Paved Car Hardstanding To Front

PVCu Double Glazing

Lounge

Conservatory

Outside Store Sheds & Additional W.C

Gas Central Heating

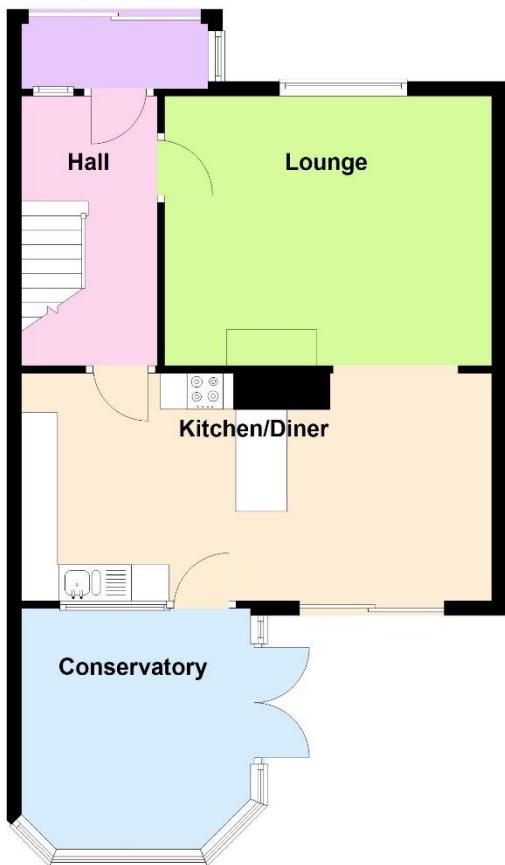
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### Ground Floor



### First Floor



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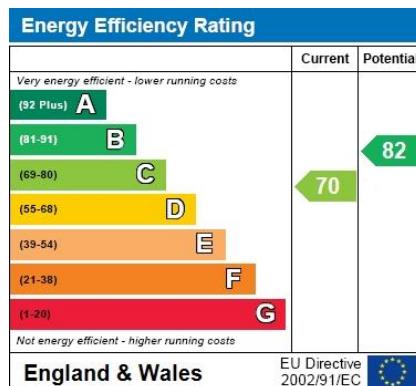
|                         |  |
|-------------------------|--|
| Entrance Porch          | PVCu double glazed sliding patio door and window, laminate flooring, PVCu double glazed inner door to:   |
| Entrance Hall           | Radiator, understairs recess with meters, dado rail, timber flooring, stairs to first floor.   |
| Lounge                  | 14'10" (4.52m) x 12'2" (3.71m) PVCu double glazed bow window, stone fireplace with pebble effect gas fire, laminate flooring, archway to:  |
| Kitchen / Dining Room   | 21'3" (6.48m) x 10'9" (3.28m) narrowing to 9'1 (2.77m), 1½ bowl composite sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for dishwasher and washing machine, space for dryer, space for fridge/freezer, composite panel splashbacks, PVCu double glazed window and door to conservatory, laminate flooring, radiator, PVCu double glazed patio door to garden. |
| Conservatory            | 12'4" (3.76m) x 8'3" (2.51m) PVCu double glazed windows and French doors to garden, polycarbonate roof, ceramic tiled floor, 2 wall uplighters,  |
| <b>ON THE 1ST FLOOR</b> |  |
| Landing                 | With dado rail, airing cupboard with radiator.   |
| Bedroom 1               | 13'10" (4.22m) x 9'7" (2.92m) 2 PVCu double glazed windows, built in wardrobes, archway to bedroom 4.  |
| Bedroom 2               | 12'10" (3.91m) x 9'3" (2.82m) 2 PVCu double glazed windows, radiator, built in cupboard.   |
| Bedroom 3               | 12'11" (3.94m) Max x 9'4" (2.84m) 2 PVCu double glazed windows, overstairs storage cupboard, radiator.   |
| Bedroom 4               | 7'8" (2.34m) x 8'10" (2.69m) Plus Recess PVCu double glazed window, shower cubicle, extractor fan, radiator.   |
| Bathroom                | 6'4" (1.93m) x 5'7" (1.7m) White suite of panelled bath with Triton shower over, shower screen, vanity hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, tiled walls, ceramic tiled floor.  |
| <b>OUTSIDE</b>          |  |
| Front Garden            | With front wall and fence, double timber gates leading to blocked paved car hardstanding.  |
| Rear Garden             | With outside store sheds and W.C., patio, lawn, raised flower borders, area laid to decorative stones.   |
| Services                | We understand that this property is connected to mains gas, electric, water and sewage.  |

Tenure  
Council Tax  
Property Information

Freehold.

Band B.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.