

Bury Close, Gosport,  
Hampshire, PO12 3TX

£470,000



Extended Family Home  
Two Bathrooms  
Extended L Shaped Kitchen  
Garage  
Gas Central Heating

Four Bedrooms  
Two Reception Rooms  
Off Road Parking  
PVCu Double Glazing  
Popular Residential Location

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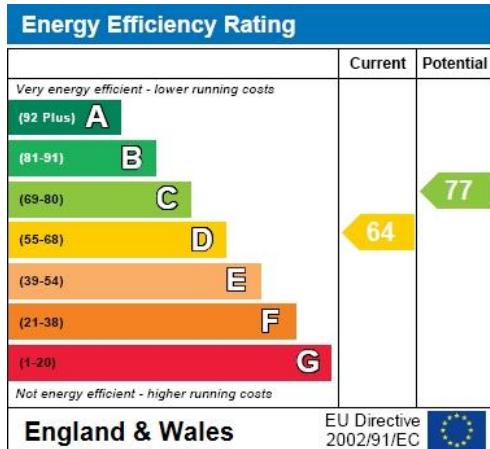
**SELLING YOUR OWN PROPERTY IN GOSPORT?**

WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed front door, composite front door with glazed panels to side.
Entrance Hall	PVCu double glazed window, radiator, understairs cupboard, coved ceiling, stairs to first floor, small shelved cupboard.
Cloakroom	With low level W.C., corner hand basin, tiled splashbacks, coved ceiling, chrome heated towel rail.
Lounge	15'3" (4.65m) Into Bay x 11'11" (3.63m) PVCu double glazed window, radiator, fireplace surround with marble style inset and hearth, living flame gas fire, coved ceiling.
Kitchen	12'9" (3.89m) x 7'3" (2.21m) 1 1/2 bowl stainless steel sink unit, white fronted wall and base units with worksurface over, recess for range style cooker with cooker extractor hood over, integrated dishwasher, PVCu double glazed window, tiled splashbacks.
Utility Area	9'8" (2.95m) x 7'0" (2.13m) PVCu double glazed window and door, wall cupboard, tall standing cupboard, recess for 2 fridge/freezers, plumbing for washing machine and space for dryer, radiator, tiled splashbacks, wall mounted gas central heating boiler concealed within cupboard, Velux window.
Lounge / Dining Room	21'0" (6.4m) x 11'3" (3.43m) narrowing to 9'1 (2.77m), PVCu double glazed window, 2 radiators, Velux window.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window, radiator, storage cupboard, stairs leading to 2nd floor.
Bedroom 2	15'8" (4.78m) Into Bay x 12'0" (3.66m) PVCu double glazed window, radiator.
Bedroom 3	12'11" (3.94m) x 11'4" (3.45m) PVCu double glazed window, double radiator.
Bedroom 4	17'10" (5.44m) x 8'9" (2.67m) Twin aspect room with PVCu double glazed window, access to loft area, 2 radiators.
Separate W.C.	With low level W.C., hand basin, tiled splashbacks, PVCu double glazed window, chrome heated towel rail.
Shower Room	Shower with double shower doors and base with Triton shower and walls, extractor fan.
Bathroom	6'11" (2.11m) x 6'3" (1.91m) White suite of panelled bath, vanity hand basin, chrome heated towel rail, PVCu double glazed window, 1/2 tiled walls.
<b>ON THE 2ND FLOOR</b>	
Landing	

Bedroom 1	14'2" (4.32m) x 13'1" (3.99m) Plus Recess 2 Velux windows, fitted wardrobes, additional cupboards over bed recess, radiator, part skeiling ceiling, access to eaves.
Bathroom	17'3" (5.26m) x 6'2" (1.88m) Panelled bath with mixer tap and shower over, vanity hand basin, low level W.C., Velux window, chrome heated towel rail, tiled walls.
<b>OUTSIDE</b>	
Front Garden	With brick wall and timber gates, block paved hardstanding for car, flower borders.
Garage	18'9" (5.72m) x 13'1" (3.99m) narrowing to 7'7" (2.31m), Cantilever door, PVCu personal door to rear.
Rear Garden	With paved patio, lawn, concreted path, flower borders, summer house to remain.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band D.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>





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.