



**Coombe Road, Gosport PO12 4JB**

**welcome to**

## **Coombe Road, Gosport**

\*\* Close to Shops and Schools \*\* Great for Bus and Road Links \*\* Perfect for First Time Buyers \*\* No Onward Chain \*\* Potential for Off Road Parking \*\*

### **Entrance Hall**

Door to front access, UPVC double glazed window to side elevation, stairs to first floor landing, radiator.

### **Lounge**

12' 2" max x 10' 3" max ( 3.71m max x 3.12m max )  
UPVC double glazed window to front elevation, feature fire surround, tv point, radiator.

### **Dining Room**

13' 7" x 13' 4" ( 4.14m x 4.06m )  
UPVC double glazed window to side elevation, understairs storage.

### **Kitchen**

13' 9" x 8' 7" ( 4.19m x 2.62m )  
UPVC double glazed window to rear elevation, base units, stainless steel sink and drainer unit, space for cooker and fridge/freezer, tiled flooring, radiator.

### **Rear Lobby**

UPVC door to rear garden, space for washing machine, tiled flooring.

### **First Floor Landing**

Access to loft space, doors to:

### **Bedroom 1**

13' 7" max x 12' 2" max ( 4.14m max x 3.71m max )  
UPVC double glazed window to front elevation, storage recess, radiator.

### **Bedroom 2**

13' 8" x 13' 7" ( 4.17m x 4.14m )  
UPVC double glazed windows to rear and side elevation, storage recess, cupboard housing gas boiler, radiator.

### **Bathroom**

UPVC double glazed window to side elevation, panel bath with shower over, wash hand basin, wc, tiled surrounds, tiled flooring, radiator.

### **Outside**

To the rear the garden is laid to patio with a lawn section, side gate and enclosed by fencing. There is also potential for off road parking for multiple vehicles.





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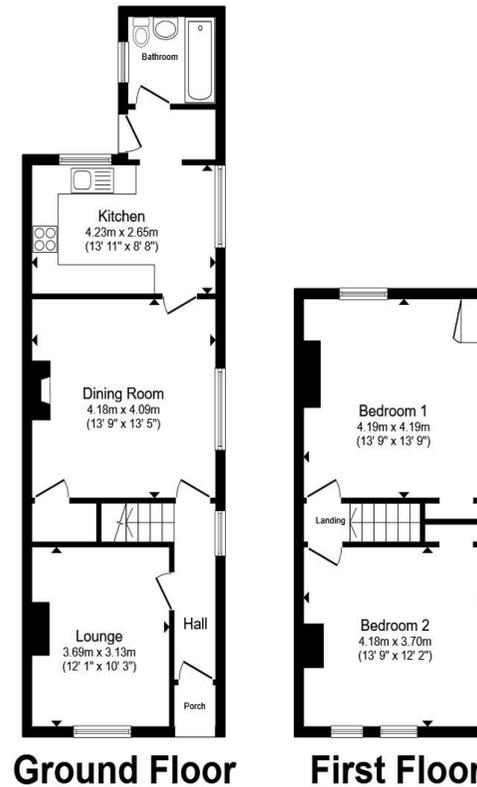
welcome to

## Coombe Road, Gosport

- No Onward Chain
- Ideal for First Time Buyers
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£235,000**



Total floor area 91.0 m<sup>2</sup> (979 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:  
GOS113429 - 0002

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