



**Fisgard Road, Gosport PO12 4HH**

**welcome to**

## **Fisgard Road, Gosport**

Much-Improved Three Bedroom Semi-Detached Family Home. Located in one of Elson's most sought-after roads, this property is presented beautifully & in our opinion, in excellent condition throughout. Homes like this go quickly, therefore an internal inspection essential!

### **Porch**

Upvc double glazed construction and door.

### **Entrance Hall**

Front door, radiator, stairs to first floor with cupboard under.

### **Lounge**

12' 1" into bay x 10' 9" max ( 3.68m into bay x 3.28m max )  
Upvc double glazed bay window to front aspect, radiator.

### **Re-Fitted Kitchen/Dining Room**

16' 6" max x 10' 9" max ( 5.03m max x 3.28m max )  
Opening to conservatory, matching range of eye and base level units with work surface over, splash-back, integrated fridge/freezer, plumbing for washing machine, oven with hob and hood, breakfast bar, space for table and chairs.

### **Conservatory**

14' 5" max x 4' 8" max ( 4.39m max x 1.42m max )  
Upvc double glazed construction and door to garden.

### **Landing**

Upvc obscure double glazed window to side aspect.

### **Bedroom One**

10' 8" max x 10' 3" max ( 3.25m max x 3.12m max )  
Upvc double glazed window to front aspect, radiator.

### **Bedroom Two**

10' 9" max x 10' 5" max ( 3.28m max x 3.17m max )  
Upvc double glazed window to rear aspect, radiator, built-in wardrobe.







### **Bedroom Three**

7' 9" max x 6' 2" max ( 2.36m max x 1.88m max )  
Upvc double glazed window to front aspect,  
radiator.

### **Re-Fitted Family Bathroom**

Upvc obscure double glazed window to rear aspect,  
heated towel rail, P-shape bath, wash hand basin,  
wc, tiled surrounds.

### **Front Garden**

Pathway to front door, laid to lawn area.

### **Rear Garden**

Enclosed to perimeters, pedestrian side access, laid  
to lawn area.

### **Additional Note**

Under the terms of The Estate Agency Act 1979  
(section 21) please note that the vendor of this  
property is an employee of "Sequence (UK) Limited,  
Fox & Sons"



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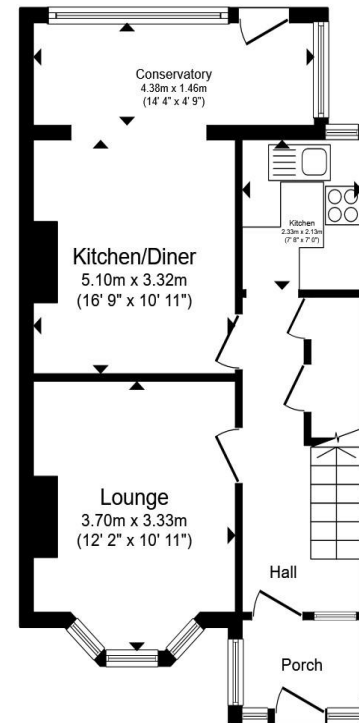
## Fisgard Road, Gosport

- Much improved three bedroom semi-detached family home, in our opinion presented in great condition through-out!
- Requested location within Elson
- Open planned re-fitted kitchen/ dining room
- Separate lounge
- Re-fitted family bathroom

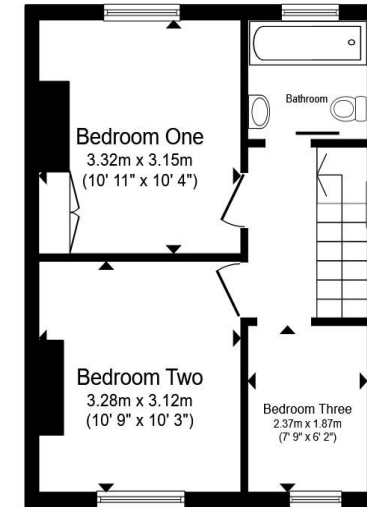
Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£265,000**



Ground Floor



First Floor

Total floor area 79.2 m<sup>2</sup> (853 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells



Property Ref:  
GOS113188 - 0008

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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