



**The Mount, Gosport PO13 0ZZ**

**welcome to**

## **The Mount, Gosport**

Three bedroom end of terrace home located in Holbrook \*\* Entrance hall & Cloakroom \*\* Re-fitted kitchen/ dining room \*\* Lounge & Conservatory  
\*\* Three generous size bedrooms \*\* Re-fitted family bathroom \*\* Rear/side garden offering the discerning purchaser an excellent degree of privacy

### **Entrance Porch**

Upvc double glazed front door, storage area, tiled floor.

### **Entrance Hall**

Double glazed front door, radiator, stairs to first floor.

### **Cloakroom**

Window to front aspect, wash and basin, wc with concealed cistern.

### **Lounge**

15' 1" max x 12' 7" max ( 4.60m max x 3.84m max )  
Upvc double glazed window to rear aspect, radiator.

### **Kitchen/Dining Room**

21' 9" max x 8' 4" max ( 6.63m max x 2.54m max )  
Upvc double glazed window to front aspect, matching range of eye and base level units with work surface over, one and a half bowl sink drainer, inset oven and microwave, plumbing for washing machine and slimline dishwasher, tiled floor, space for table and chairs.

### **Conservatory**

10' 3" max x 10' max ( 3.12m max x 3.05m max )  
Brick and Upvc double glazed construction, French door to garden, tiled floor.

### **Landing**

Upvc double glazed window to front aspect, airing cupboard.

### **Bedroom One**

15' 2" x 8' 5" ( 4.62m x 2.57m )  
Upvc double glazed window to rear aspect, radiator, fitted bedroom furniture.





### **Bedroom Two**

15' 2" x 8' 5" ( 4.62m x 2.57m )

Upvc double glazed window to rear aspect, radiator.

### **Bedroom Three**

12' 6" x 5' 2" ( 3.81m x 1.57m )

Upvc double glazed window to rear aspect, radiator, access to loft void.

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

Upvc obscure double glazed window to front aspect, heated towel rail, wc with concealed cistern, wash hand basin with utility cupboard under, bath with shower over and screen.



### **Front Garden**

Pathway leading to front door, pedestrian side access to garden

### **Rear/Side Garden**

Patio extends to laid to lawn area, shrub/flower borders, pedestrian side access, enclosed to perimeters, private/sunny aspect.



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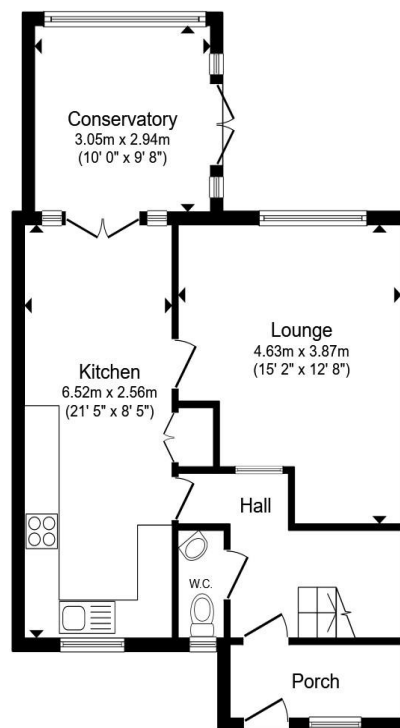
## The Mount, Gosport

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- Re-fitted kitchen/dining room
- Lounge & Conservatory
- Three generous size bedrooms

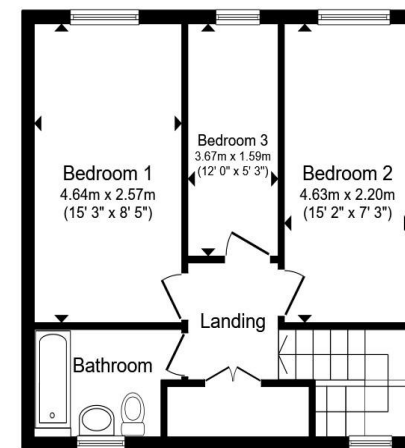
Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£250,000**



**Ground Floor**



**First Floor**

Total floor area 98.5 m<sup>2</sup> (1,060 sq.ft.) approx

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