



Bay Road, Gosport PO12 2QA

welcome to

Bay Road, Gosport

Extended three bedroom semi-detached family home located in a sought after road within Alverstoke ** Stunning Kitchen/dining room measuring 15'3 x 15'3 ** Lounge & further reception room ** Cloakroom & Utility room ** Re-fitted family bathroom ** Generous size rear garden

Entrance Hall

Upvc double glazed window and door with leaded panels, antique style radiator, dado and picture rail, understairs storage cupboards, wooden floor, stairs to first floor.

Lounge

13' 8" into bay x 10' max (4.17m into bay x 3.05m max)
Upvc double glazed bay window with fitted shutters, wooden floor, picture rail, radiator, coved ceiling.

Utility Room

6' 4" x 5' 4" (1.93m x 1.63m)
Stainless steel sink unit, worktop, plumbing for washing machine, space for dryer, PVCu double glazed door to sideway, ceramic tiled floor, coved ceiling.

Further Reception Room

12' 11" x 10' (3.94m x 3.05m)
Oak mantle, slate hearth, wood burning stove, radiator, picture rail, coved ceiling, wooden floor, archway to:

Re-Fitted Kitchen/ Family Room

One and a half bowl stainless steel sink unit, cream fronted wall and base units with worksurface over, built in oven and 5 ring electric hob with cooker hood over, integrated dishwasher, integrated fridge and freezer, corner larder cupboard, LED skirting lighting, PVCu double glazed sash window, French doors to garden, glass lantern roof, ceramic tiled floor with under floor heating.

Cloakroom

low level W.C., vanity hand basin with cupboard under, PVCu double glazed window, chrome heated towel rail, coved ceiling, ceramic tiled floor.

Landing

Upvc double glazed window, dado rail, overstairs cupboard, access to loft space.

Master Bedroom

13' 8" into bay x 7' 11" max (4.17m into bay x 2.41m max)
Double glazed sash window with window seat and cupboards, fitted shutters, radiator, picture rail, coved ceiling, fitted wardrobes.





Bedroom Two

12' 11" x 9' 11" (3.94m x 3.02m)

Upvc double glazed sash window, built in cupboard, laminate flooring, radiator, picture rail, coved ceiling.

Bedroom Three

7' 7" x 6' 4" (2.31m x 1.93m)

Upvc double glazed sash window, antique style radiator, picture rail, coved ceiling.

Family Bathroom

White suite of panelled bath with rain shower over, shower screen, antique style radiator with towel rail, vanity hand basin, low level W.C., tiled walls, ceramic tiled floor with under floor heating, PVCu double glazed sash window, extractor fan, coved ceiling.



Front Garden

block paved path, side pedestrian access

Rear Garden

Paved patio, lawn, flower and shrub borders, raised flower beds, pedestrian gate to rear. There is currently a fence across the rear boundary, which if removed would give access to the concrete hardstanding and garage.

Garage

Up and over door.



view this property online fox-and-sons.co.uk/Property/GOS113497



welcome to

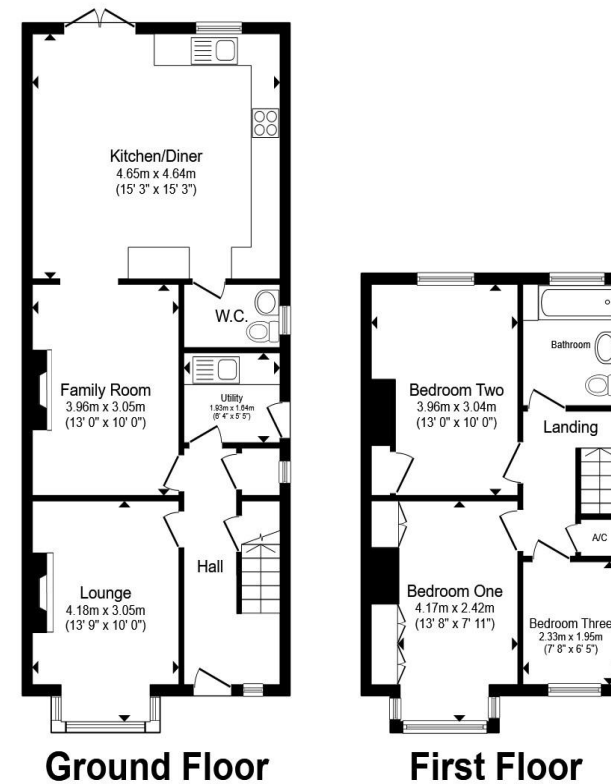
Bay Road, Gosport

- Extended three bedroom semi-detached family home located in a sought after road within Alverstoke
- Stunning Kitchen/dining room measuring 15'3 x 15'3
- Lounge & further reception room
- Cloakroom & Utility room
- Re-fitted family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



Total floor area 105.1 m² (1,131 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



view this property online fox-and-sons.co.uk/Property/GOS113497



Property Ref:
GOS113497 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk