



Forton Road, Gosport PO12 3HB

welcome to

Forton Road, Gosport

- Two Bedrooms
- Off Road Parking
- Two Reception Rooms
- Fitted Kitchen
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£170,000

Entrance Hall

UPVC double glazed door to front access, stairs to first floor landing, radiator.

Lounge

11' x 10' 8" (3.35m x 3.25m)

UPVC double glazed bay window to front elevation, radiator.

Dining Room

12' 3" x 8' 8" (3.73m x 2.64m)

UPVC double glazed window to rear elevation, radiator.

Kitchen

11' x 9' 5" (3.35m x 2.87m)

Two UPVC double glazed window to side elevation, UPVC door to garden, matching wall and base units, one and a half bowl sink and drainer unit, work surfaces, tiled splashbacks, space for cooker, plumbing for washing machine, central heating boiler.

Inner Hallway

Door to garden, space for fridge/freezer.

Bathroom

Obscure UPVC double glazed window to rear elevation, bath, wash hand basin, wc, heated towel rail, tiled surrounds.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

14' 2" max x 11' 1" max (4.32m max x 3.38m max)

Two UPVC double glazed windows to front elevation, two radiators.

Bedroom 2

10' 7" max x 9' max (3.23m max x 2.74m max)

UPVC double glazed window to rear elevation, radiator.

Outside

To the front there is a courtyard garden enclosed by a half brick wall. To the rear there is a pathway leading to a raised patio area leading to a laid to lawn section and enclosed to perimeters.



view this property online fox-and-sons.co.uk/Property/GOS112878



Property Ref:

GOS112878 - 0005

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.


fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk