



**Carisbrooke Road, Gosport, PO13 0NZ**

**welcome to**

## **Carisbrooke Road, Gosport**

\*\* Three Bedroom \*\* Ideal for Growing Families \*\* Lots of Parking \*\* Modern Fitted Kitchen \*\* Conservatory \*\* Ensuite \*\*

### **Entrance Porch**

UPVC door to front access, storage cupboard housing electric meter, inner door.

### **Lounge**

17' 9" x 16' 9" ( 5.41m x 5.11m )

L-SHAPED

Two UPVC double glazed windows to front elevation, log burner with hearth, tv point, five wall light points, radiator, French style doors to:

### **Dining Room**

13' 6" x 10' 6" ( 4.11m x 3.20m )

UPVC double glazed French style doors to conservatory, radiator, door to:

### **Inner Hallway**

Stairs to first floor landing, storage cupboard, doors to shower room and kitchen.

### **Kitchen**

10' 4" x 10' 3" ( 3.15m x 3.12m )

UPVC double glazed window to rear elevation, door to conservatory, matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob with cooker-hood above, integrated dishwasher, tiled surrounds.

### **Utility/Shower Room**

8' 2" x 6' 9" ( 2.49m x 2.06m )

UPVC double glazed window to side elevation, shower cubicle, understairs storage, wc, vanity wash hand basin, heated towel rail, space for washing machine, tiled surrounds and flooring.

### **Conservatory**

14' 8" x 8' 7" ( 4.47m x 2.62m )

UPVC double glazed windows to side and rear elevation, UPVC door to side access, UPVC double glazed French style doors to rear access, polycarbonate roofing.





### **First Floor Landing**

UPVC double glazed window to side elevation, doors to:

### **Bedroom 1**

12' 7" x 10' 1" ( 3.84m x 3.07m )  
UPVC double glazed window to rear elevation, fitted wardrobes, radiator, door to:

### **En-Suite**

UPVC double glazed window to rear elevation, eaves storage space, shower cubicle, wash hand basin, wc, heated towel rail, tiled surrounds.

### **Bedroom 2**

13' 2" max x 10' 7" max ( 4.01m max x 3.23m max )  
UPVC double glazed window to front elevation, radiator.

### **Bedroom 3**

9' 8" max x 9' 1" max ( 2.95m max x 2.77m max )  
UPVC double glazed windows to front elevation, fitted wardrobes, radiator.

### **Outside**

To the front the garden is laid to driveway and shingle providing off road parking for multiple vehicles and enclosed by wall and gates. To the rear the garden is laid to lawn with a patio section, further patio section at the rear of the garden, covered area with wooden gate style doors to front, fishpond with pump and filter system, outside tap and enclosed by fencing.



***view this property online*** [fox-and-sons.co.uk/Property/GOS113710](http://fox-and-sons.co.uk/Property/GOS113710)



welcome to

## Carisbrooke Road, Gosport

- Three Bedroom
- Ensuite to Bedroom One
- Ample Parking
- Semi-Detached
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

**£370,000**



Total floor area 120.5 m<sup>2</sup> (1,297 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)



view this property online [fox-and-sons.co.uk/Property/GOS113710](http://fox-and-sons.co.uk/Property/GOS113710)



Property Ref:  
GOS113710 - 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.



**023 9250 3733**



[Gosport@fox-and-sons.co.uk](mailto:Gosport@fox-and-sons.co.uk)



10 High Street, GOSPORT, Hampshire, PO12  
1BX



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)