



**Rogers Close, Gosport PO12 4XW**

**welcome to**

## **Rogers Close, Gosport**

**\*\* Great FIRST TIME Buy \*\* Ideal for Bus and Road Links \*\* Close to Shops and Schools \*\* NO ONWARD CHAIN\*\* CORNER PLOT \*\***

### **Entrance Hall**

UPVC door to front access, stairs to first floor landing.

### **Lounge**

16' 1" max x 12' 7" max ( 4.90m max x 3.84m max )  
UPVC double glazed window to front elevation, tv point, understairs cupboard, door to:

### **Kitchen**

12' 7" x 10' 4" ( 3.84m x 3.15m )  
Window to rear elevation, matching wall and base units, stainless steel sink and drainer unit, space for washing machine and tumble dryer, integrated oven, hob, cooker hood, space for fridge/freezer, radiator.

### **Conservatory**

11' 6" x 10' 7" ( 3.51m x 3.23m )  
UPVC double glazed patio doors to rear garden, UPVC double glazed windows to rear and side elevation, tiled flooring.

### **First Floor Landing**

Access to loft space, doors to:

### **Bedroom 1**

9' 8" x 9' 7" ( 2.95m x 2.92m )  
UPVC double glazed window to front elevation, in-built wardrobe, radiator.

### **Bedroom 2**

10' 4" x 6' 3" ( 3.15m x 1.91m )  
UPVC double glazed window to rear elevation, radiator.

### **Bedroom 3**

10' 4" x 6' 3" ( 3.15m x 1.91m )  
UPVC double glazed window to rear elevation, fitted wardrobe.







### **Bathroom**

UPVC double glazed window to side elevation, bath with shower over, wash hand basin, wc, heated towel rail, shaver socket, half tiled walls, tiled flooring.

### **Outside**

To the front the garden is laid to shingle and a driveway for two vehicles. To the rear the garden is laid to shingle and decking, storage shed external tap, side access under covered area and enclosed by walls.



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## Rogers Close, Gosport

- Two Bedrooms (currently split as a three bed)
- Fitted Kitchen
- Conservatory
- Parking for Two Cars
- Can Purchase as 100% Freehold

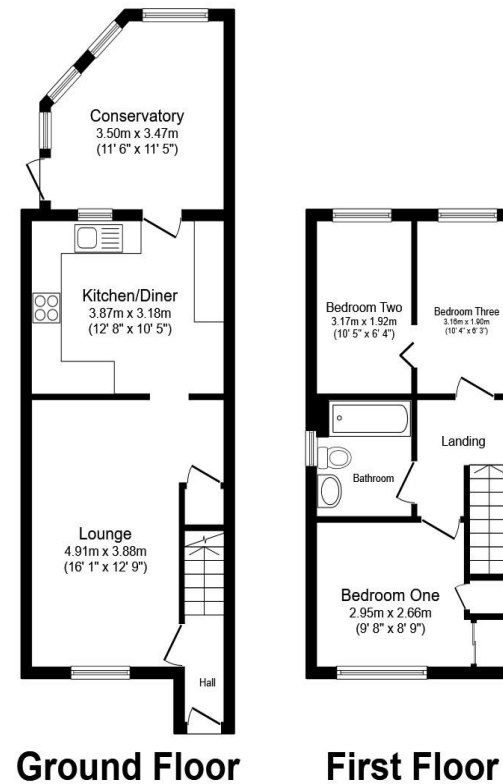
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£205,000**



Total floor area 76.0 m<sup>2</sup> (818 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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Property Ref:  
GOS112845 - 0005

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