



**Hereford Court, Gosport, PO13 8DH**

**welcome to**

## **Hereford Court, Gosport**

\*\* End of Terrace \*\* Garage in a Block \*\* Immaculate Condition \*\* Generous Proportions \*\* No Through Road \*\* Close to Open Parkland \*\*

### **Entrance Hall**

UPVC door to front access, storage cupboard, radiator.

### **Cloakroom**

UPVC double glazed window to front elevation, wash hand basin, wc, heated towel rail, tiled walls and flooring.

### **Utility Room**

UPVC door to front access, space for washing machine and tumble dryer, wall and base units.

### **Lounge**

12' 3" x 11' 8" ( 3.73m x 3.56m )

UPVC double glazed patio doors to rear garden, tv point, designer radiator.

### **Kitchen/Diner**

19' 4" x 9' 4" ( 5.89m x 2.84m )

Kitchen Area:

UPVC double glazed window to front elevation, matching wall and base units, sink and drainer unit with mixer tap, integrated oven, hob, cooker-hood, space for dishwasher and washing machine, tiled surrounds and flooring.

Dining Area:

UPVC double glazed window to rear elevation, UPVC door to rear garden, stairs to first floor landing, open plan to lounge, radiator.





### **First Floor Landing**

Storage cupboard housing gas boiler, further storage cupboard, doors to:

### **Bedroom 1**

12' 3" x 11' 9" ( 3.73m x 3.58m )  
UPVC double glazed window to rear elevation, fitted wardrobe, radiator.

### **Bedroom 2**

12' 2" x 9' 4" ( 3.71m x 2.84m )  
UPVC double glazed window to rear elevation, fitted wardrobe, radiator.

### **Bedroom 3**

9' 1" x 6' 10" ( 2.77m x 2.08m )  
UPVC double glazed window to front elevation, fitted wardrobe, radiator.

### **Bathroom**

UPVC double glazed window to front elevation, bath with shower over, wash hand basin, wc, heated towel rail, tiled surrounds and flooring.

### **Outside**

To the front the garden is laid to patio and enclosed by picket fencing. To the rear the garden is laid to patio with a laid to lawn area, pergola with covered roof, shed and enclosed by fencing.

### **Garage**

Located in a nearby block.



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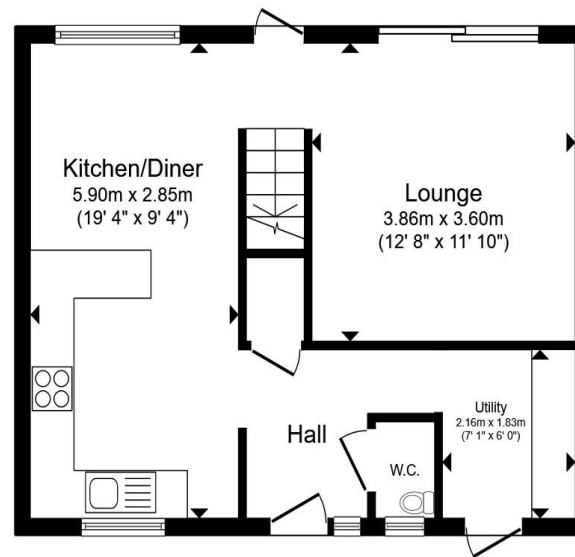
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## Hereford Court, Gosport

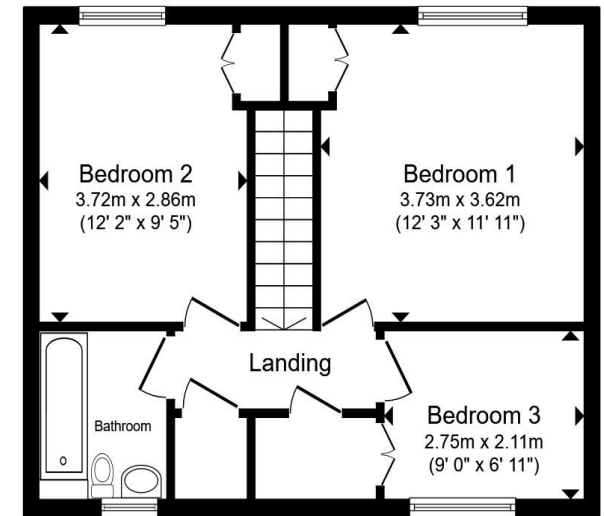
- Three Bedrooms
- Kitchen/Diner
- Laundry Room
- Garage in a Block
- Ideal First Time Buy

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: A

**£225,000**



**Ground Floor**



**First Floor**

Total floor area 88.9 m<sup>2</sup> (956 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:  
GOS113536 - 0002

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