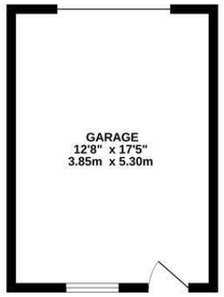
GARAGE
220 sq.ft. (20.4 sq.m.) approx.



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.

TOTAL FLOOR AREA : 969 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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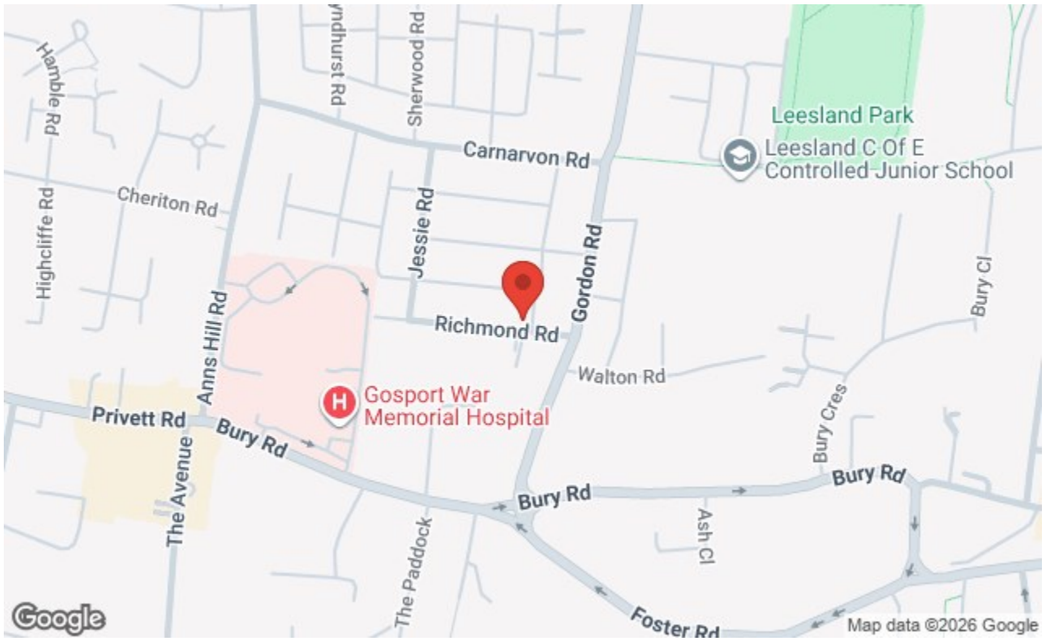

97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers In The Region Of £230,000

Richmond Road, Gosport PO12 3QJ

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THE ESTATE AGENTS

3 1 1

HIGHLIGHTS

- THREE BEDROOM HOUSE
- 21FT LIVING ROOM
- FITTED KITCHEN
- GARAGE
- BAY HOUSE SCHOOL CATCHMENT
- OFTEN REQUESTED LOCATION
- CLOSE TO SCHOOLS & BUS ROUTES
- AN IDEAL FIRST TIME BUY!

Guide Price £230,000 - £240,000

Situated in the heart of Gosport, this charming three-bedroom character terraced home benefits from a garage and offers spacious accommodation ideal for first-time buyers, families or investors.

A private enclosed courtyard leads to the entrance hall with stairs rising to the first floor. To the front of the property is a bright and welcoming open-plan living/dining room, featuring a characterful bay window and an attractive feature fireplace.

The kitchen is fitted with a range of matching wall and base units, an integrated oven with hob and extractor, space for a fridge/freezer and plumbing for a dishwasher. Beyond the kitchen is a useful utility area with additional work surfaces, space and plumbing for a washing machine and tumble dryer, along with direct access to the rear garden.

The ground floor is completed by a beautifully presented four-piece bathroom, comprising a freestanding roll-top bath, separate glass-enclosed shower, WC, wash hand basin with vanity storage and a traditional-style heated towel rail.

Upstairs, there are three well-proportioned bedrooms, one of which benefits from built-in storage.

Outside, the private rear garden has been designed for low-maintenance living, with a combination of patio, artificial lawn and established flower beds. The garden also provides access to the garage at the rear.

Richmond Road falls within the catchment area for a number of well-regarded local schools, including Leesland CE Primary School and Bay House School & Sixth Form.

In our opinion, this is a fantastic opportunity to purchase a character home in a convenient central location, making it an ideal first-time purchase or investment.

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
21'10 x 10 (6.65m x 3.05m)

KITCHEN
8'11 x 7'9 (2.72m x 2.36m)

UTILITY ROOM
8'3 x 3'9 (2.51m x 1.14m)

BATHROOM
7'9 x 5'9 (2.36m x 1.75m)

LANDING

BEDROOM ONE
13'3 x 9'10 (4.04m x 3.00m)

BEDROOM TWO
11'10 x 7'0 (3.61m x 2.13m)

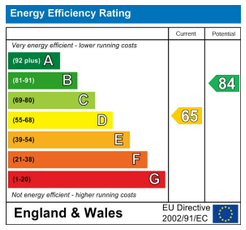
BEDROOM THREE
8'11 x 7'9 (2.72m x 2.36m)

OUTSIDE

ENCLOSED GARDEN

GARAGE
17'5 x 12'9 (5.31m x 3.89m)

FREEHOLD / COUNCIL TAX BAND B



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