



Totland Road, Gosport PO13 0PA

welcome to

Totland Road, Gosport

** Close to Shops and Schools ** Great Transport Links ** Easier Access Out of Gosport ** Fitted Kitchen/Diner ** Family Room/Sun Room **

Entrance Hall

Double glazed front door, double glazed window to side aspect, radiator, stairs to first floor.

Kitchen/Diner

18' 9" max x 13' 1" max (5.71m max x 3.99m max)
Wall and base level units, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated oven and induction hob with extractor hood above, space for fridge freezer, dishwasher, and washing machine, double glazed window to front and rear aspect, double glazed door to conservatory.

Lounge

14' 4" max x 10' 11" max (4.37m max x 3.33m max)
Double glazed window to front aspect, radiator, door to dining room/reception two.

Dining Room/Reception Two

10' 11" max x 7' 11" max (3.33m max x 2.41m max)
Double glazed window to conservatory, patio doors to conservatory, radiator.

Conservatory/Family Room

25' max x 11' 4" max (7.62m max x 3.45m max)
Double glazed patio doors to rear garden, skylight windows, fitted storage cupboard, space for dining table and chairs.

On First Floor

Loft access.

Bedroom One

13' 2" max x 10' 1" max (4.01m max x 3.07m max)
Double glazed window to front aspect, radiator, built in cupboard.

Bedroom Two

11' max x 10' 10" max (3.35m max x 3.30m max)
Double glazed window to front aspect, built in storage unit (currently knocked through to bedroom two to make a dressing room).

Dressing Room/Bedroom Three

8' 1" max x 7' 7" max (2.46m max x 2.31m max)
Double glazed window to rear aspect, fitted bedroom furniture, radiator (currently open plan to bedroom two but can be converted back to bedroom three).





Separate Wc

Double glazed window to rear aspect, low level WC, tiled surrounds.

Bathroom

Double glazed window to rear aspect, panelled bath with shower over, wash hand basin, tiled walls.

Front Garden

Laid to lawn with pathway to front door.

Rear Garden

Enclosed by panelled fencing, patio area, artificial grass, hidden fire pit, shed. (Potential for rear vehicle access).

Workshop

Power and light, door to rear aspect.



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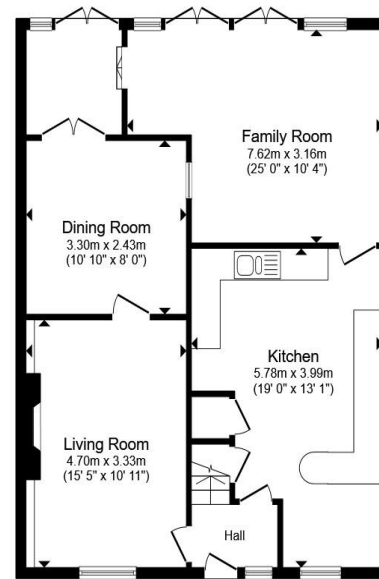
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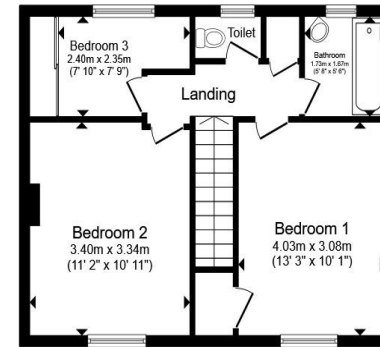
- Three Bedrooms
- Two Reception Rooms
- Potential for Off Road Parking
- Sun Room/Conservatory
- Fitted Kitchen/Diner

Tenure: Freehold EPC Rating: C
Council Tax Band: B

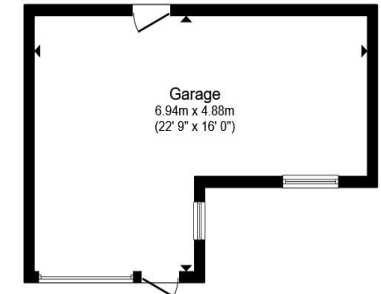
offers over
£270,000



Ground Floor



First Floor



Garage

Total floor area 147.8 m² (1,591 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



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Property Ref:
GOS113588 - 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



10 High Street, GOSPORT, Hampshire, PO12 1BX



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