

**Carlton Way, Gosport,
Hampshire, PO12 1LN**

**OFFERS IN EXCESS
OF £300,000**



Semi Detached House
Spacious Lounge
Double Glazed Conservatory
10`2 x 6`8 Bedroom Three
No Forward Chain

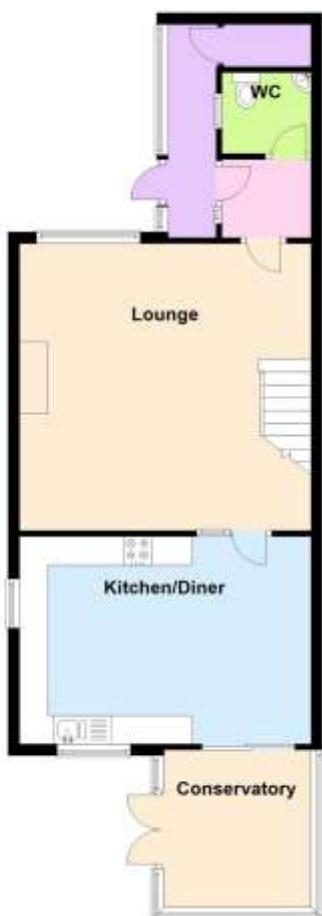
Three Bedrooms
Kitchen/Dining Room
Ground Floor Cloakroom & First Floor
Bathroom
Garage
Convenient To Stoke Road & Its Facilities

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Ground Floor



First Floor



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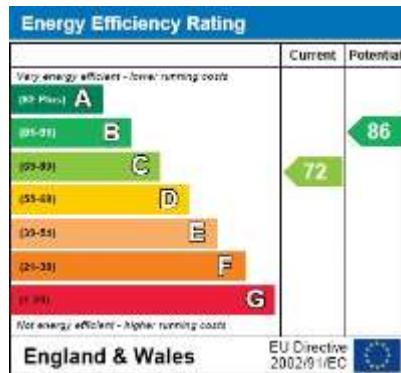
Entrance Porch	PVCu double glazed windows and door, ceramic tiled floor, meter storage cupboard.
Entrance Hall	PVCu double glazed door, coved ceiling, glazed door to lounge.
Cloakroom	White suite with low level WC, corner hand basin with cupboard under, tiled splash backs, PVCu double glazed window and coved ceiling.
Lounge	16'8" (5.08m) x 16'6" (5.03m) PVCu double glazed window, fireplace with tiled hearth and electric fire, 2 radiators, coved ceiling, stairs to first floor.
Kitchen/Dining Room	16'8" (5.08m) x 11'11" (3.63m) 1 1/2 bowl stainless steel sink unit, wall and base cupboards with work surface over, built in oven with 4 ring gas hob, extractor canopy above, plumbing for washing machine, integrated fridge and freezer, tiled splashbacks, PVCu double glazed windows, wall mounted Vaillant gas central heating boiler, radiator and coved ceiling, PVCu double glazed door to conservatory.
Conservatory	9'3" (2.82m) x 9'1" (2.77m) PVCu double glazed window and French doors to garden, polycarbonate roof and ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space and airing cupboard
Bedroom 1	14'3" (4.34m) x 9'7" (2.92m) PVCu double glazed window, radiator, built in double cupboard and coved ceiling.
Bedroom 2	11'11" (3.63m) x 9'8" (2.95m) PVCu double glazed window, radiator and coved ceiling.
Bedroom 3	10'2" (3.1m) x 6'8" (2.03m) PVCu double glazing window, radiator and coved ceiling,
Shower room	Double sized shower cubicle, vanity hand basin with cupboard under, low level WC, PVCu double glazed window, aqua panel splash backs, chrome heated towel rail.
OUTSIDE	
Front Garden	Paved paths, flower borders and area laid to shingle.
Garage	17'0" (5.18m) x 8'8" (2.64m) Electric roller door.
Rear garden	With paved patio, lawn and borders.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

Band C.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.