



Barrington Close, Gosport, PO13 8NZ

welcome to

Barrington Close, Gosport

** Great Location with Open Spaces ** Close to Shops and Schools ** Ideal for Bus and Road Links ** Modern and Immaculate ** Parking for Two Cars **

Entrance Hall

UPVC door to front access, storage cupboard, stairs to first floor landing, radiator.

Lounge

13' 9" x 12' 2" (4.19m x 3.71m)

UPVC double glazed window to front elevation, tv point, Amtico flooring, door to kitchen/diner, radiator.

Cloakroom

Wash hand basin, wc, radiator.

Kitchen/Diner

15' 6" max x 13' 3" max (4.72m max x 4.04m max)

UPVC double glazed French style doors to rear garden, UPVC double glazed window to rear garden, matching wall and base units, cupboard housing gas boiler, one and a half bowl stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, integrated dishwasher, washing machine and fridge/freezer, understairs storage cupboard, space for dining table and chairs, Amtico flooring.

First Floor Landing

UPVC double glazed window to side elevation, access to loft space, radiator, doors to:

Bedroom 1

11' 1" max x 9' 8" max (3.38m max x 2.95m max)

UPVC double glazed window to front elevation, radiator, door to:

En-Suite

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

Bedroom 2

10' 9" x 8' 7" (3.28m x 2.62m)

UPVC double glazed window to rear elevation, radiator.

Bedroom 3

11' 6" x 6' 6" (3.51m x 1.98m)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Bath with shower over, wash hand basin, wc, heated towel rail, tiled walls and flooring, extractor fan.

Outside

To the front there is a courtyard style garden. to the rear the garden is laid to patio with an artificial lawn section, shed, side pedestrian access and enclosed by fencing.

Parking

There are two allocated parking spaces directly in front of the property.





Agents Note

The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Monthly maintenance charge of £28.68 to Vivid.

Yearly charge of £TBC to Rowner Community.



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welcome to

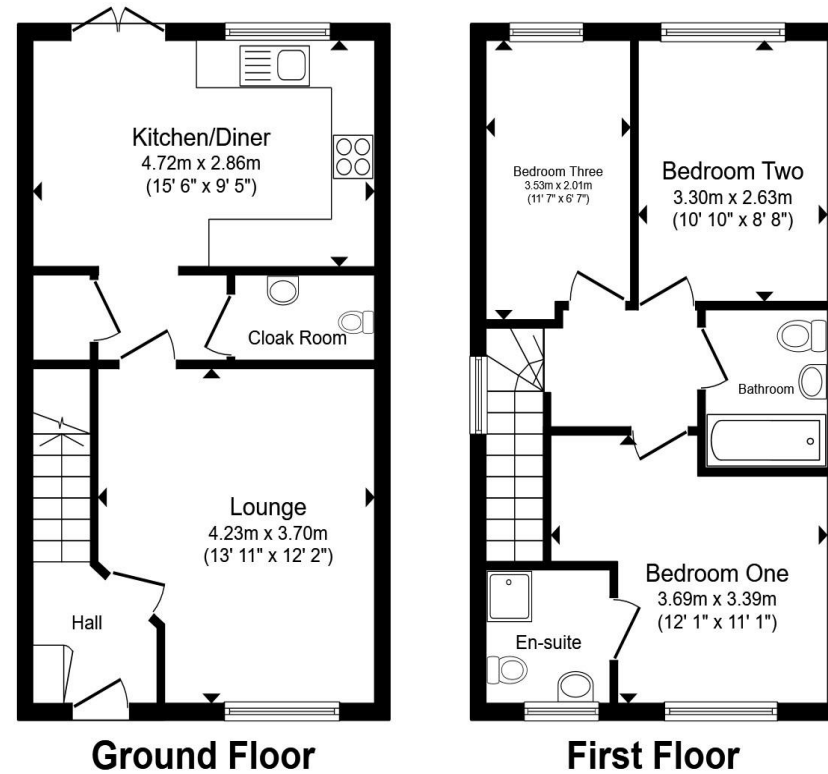
Barrington Close, Gosport

- Three Bedrooms
- Ensuite
- Downstairs WC
- Family Bathroom
- Fitted Kitchen

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

offers in excess of

£300,000



Total floor area 79.4 m² (854 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:
GOS113307 - 0003

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