



Hambrook Road, Gosport PO12 3JH

welcome to

Hambrook Road, Gosport

In our opinion this home is presented in great order through-out and is a credit to the current owner ** Lounge/dining room ** Re-fitted kitchen ** Two generous size bedrooms ** Upstairs re-fitted bathroom ** Landscaped rear garden with astro turf ** No chain ahead.

Lounge/Dining Room

27' 6" max x 12' max (8.38m max x 3.66m max)

Upvc double glazed bay window to front aspect,
Upvc obscure double glazed door to garden, inset
log burner, stairs to first floor with cupboard under,
two modern radiators, space for table and chairs.

Re-Fitted Kitchen

7' 3" x 7' 2" (2.21m x 2.18m)

Upvc double glazed window to side aspect, wall
mounted boiler, matching range of eye and base
level units with work surface over, tiled surrounds,
sink drainer, oven with hob and hood over,
integrated fridge/freezer and washing machine.

Landing

Doors to bedrooms and bathroom.

Bedroom One

12' 2" max x 11' 1" max (3.71m max x 3.38m max)

Two Upvc double glazed windows to front aspect,
modern radiator.

Bedroom Two

14' 2" max x 6' 5" max (4.32m max x 1.96m max)

Upvc double glazed window to rear, radiator.

Re-Fitted Family Bathroom

Upvc obscure double glazed window to side aspect,
wash hand basin with utility under, heated towel rail,
wc with concealed cistern, bath, tiled surrounds.

Landscaped Rear Garden

Patio extends to astro turf, enclosed to perimeters,
outside tap, rear gate, vehicle road access from
behind.





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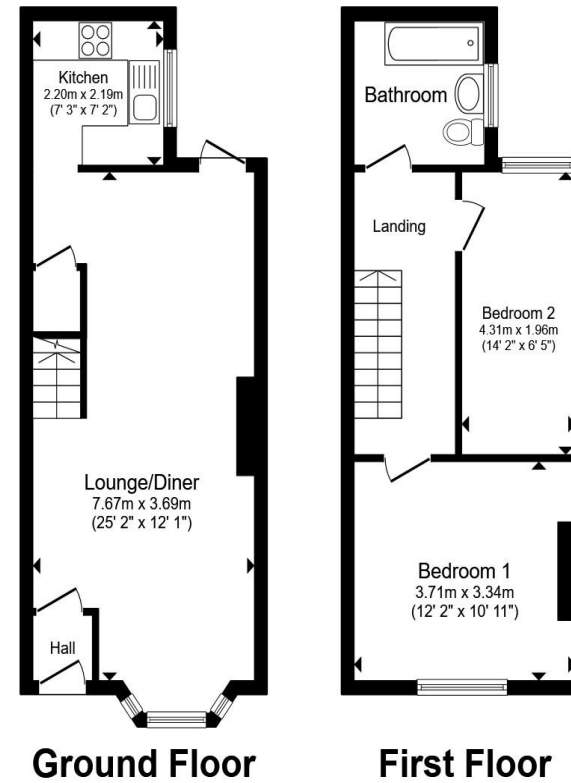
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- Lounge/dining room
- Re-fitted kitchen
- Two generous size bedrooms
- Upstairs re-fitted bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000



Total floor area 68.3 m² (735 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:
GOS113330 - 0002

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