



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.



view this property online fox-and-sons.co.uk/Property/GOS113307



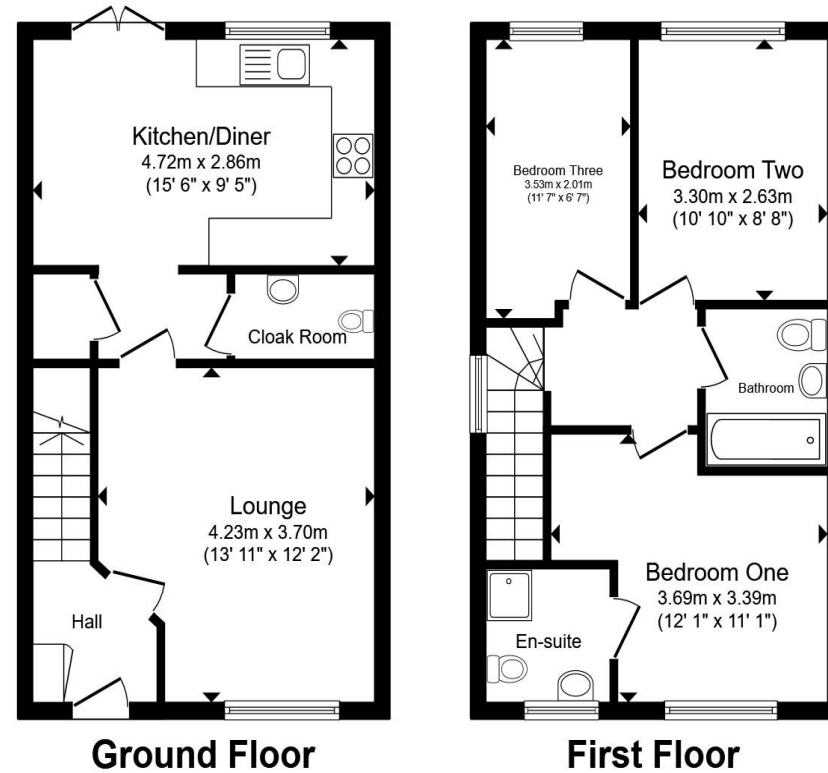
welcome to

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



view this property online fox-and-sons.co.uk/Property/GOS113307



Property Ref:
GOS113307 - 0002

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12
1BX



fox-and-sons.co.uk