



**Vian Close, Gosport PO13 0TX**

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## **Vian Close, Gosport**

\*\* Close to Shops and Schools \*\* Ideal for Growing Families \*\* Laundry Room and Downstairs WC \*\* Three Bedrooms \*\* Off Road Parking to Rear \*\*

### **Porch**

Double glazed front door, double glazed inner door.

### **Laundry Room**

Double glazed window to side aspect, space for washing machine.

### **Hallway**

stairs to first floor, radiator, understairs storage cupboard housing consumer unit, door to WC.

### **Wc**

Low level WC, wash hand basin, double glazed window to front aspect.

### **Lounge**

19' 6" max x 15' 6" max ( 5.94m max x 4.72m max )  
(L-Shaped)

Double glazed window and door to conservatory, two radiators, door to kitchen.

### **Kitchen**

9' 2" x 7' 4" ( 2.79m x 2.24m )

Wall and base level units, integrated oven and hob with filter hood above, space for fridge freezer, one and a half bowl sink and drainer unit, space for dishwasher, double glazed window to front aspect, tiled surrounds.

### **Conservatory**

13' 2" x 9' 5" ( 4.01m x 2.87m )

Double glazed window and door to rear aspect, double glazed roof.

### **On First Floor**

Loft access, airing cupboard, second storage cupboard.

### **Bedroom One**

15' 3" max x 8' 8" max ( 4.65m max x 2.64m max )

Double glazed window to rear aspect, radiator.

### **Bedroom Two**

11' 7" x 8' 8" ( 3.53m x 2.64m )

Double glazed window to front aspect, radiator, cupboard.





### **Bedroom Three**

9' 9" x 6' 6" ( 2.97m x 1.98m )

Double glazed window to rear aspect, radiator.

### **Bathroom**

Panelled bath with shower over, double glazed window to front aspect, low level WC, wash hand basin, tiled walls.

### **Rear Garden**

Laid to lawn and patio, enclosed by panelled fencing, rear vehicle access.

### **Front Garden**

Enclosed by picket fencing.



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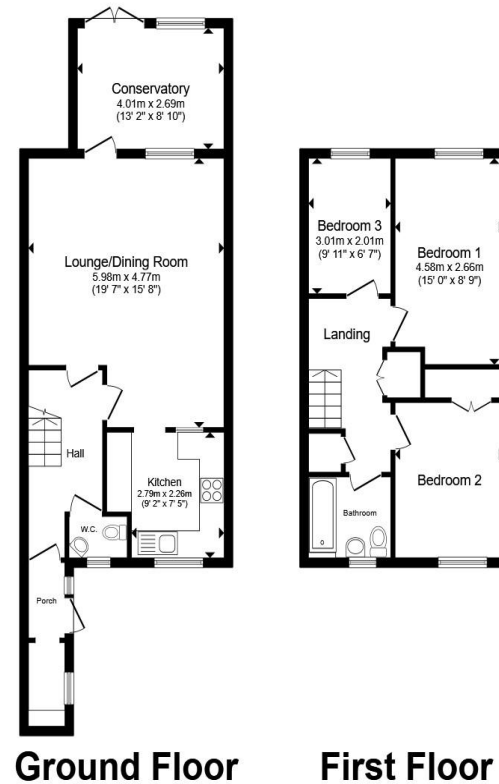
welcome to

## Vian Close, Gosport

- Three Bedrooms
- Conservatory
- No Onward Chain
- Fitted Kitchen
- Rear Parking

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

**£275,000**



Total floor area 98.3 m<sup>2</sup> (1,058 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](http://www.propertybox.io)

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Property Ref:  
GOS113492 - 0003

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