

Brockhurst Road, Gosport,  
Hampshire, PO12 3BB

£289,995



End Of Terraced House  
Two Reception Rooms  
Ground Floor WC  
Good Size Garden  
Gas Central Heating

Three Good Size Bedrooms  
Utility Room  
First Floor Bathroom  
PVCu Double Glazing  
In Our Opinion, An Ideal Family Home

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Entrance Hall	Composite front door, 2 PVCu double glazed windows, radiator, understairs cupboard, picture rail, timber flooring, stairs to first floor.
Lounge	14'6" (4.42m) Into Bay x 11'6" (3.51m) PVCu double glazed window, cast iron fireplace, tiled inset, picture rail, radiator, coved ceiling.
Dining Room	15'8" (4.78m) x 10'11" (3.33m) PVCu double glazed window, PVCu double glazed French doors to garden, brick fireplace, picture rail, coved ceiling, ceiling rose, radiator, timber flooring.
Kitchen	10'7" (3.23m) x 9'10" (3m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, plumbing for dishwasher, space for fridge/freezer, PVCu double glazed window and door to garden, wall mounted gas central heating boiler, ceramic tiled floor, tiled splashbacks, radiator.
Utility Area	9'6" (2.9m) x 3'9" (1.14m) Plumbing for washing machine, space for dryer, ceramic tiled floor, PVCu double glazed window.
W.C Off	With W.C., corner hand basin, tiled splashbacks, ceramic tiled floor, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade.
Bedroom 1	12'7" (3.84m) x 11'0" (3.35m) PVCu double glazed window, radiator.
Bedroom 2	12'2" (3.71m) x 11'5" (3.48m) PVCu double glazed window, radiator.
Bedroom 3	10'8" (3.25m) x 9'11" (3.02m) PVCu double glazed window, radiator.
Bathroom	Bath with mixer tap and separate shower over and chrome rail, low level W.C. with oval cistern, hand basin with chrome supports and towel rail, radiator, PVCu double glazed window, aqua panel splashbacks.
OUTSIDE	
Front Garden	With wall and gate, flower borders, lawned side garden.
Rear Garden	With decking area, lawn, flower and shrub borders, timber shed, summer house.
Services	We understand that this property is connected to mains gas, electric, water and sewage.



Tenure

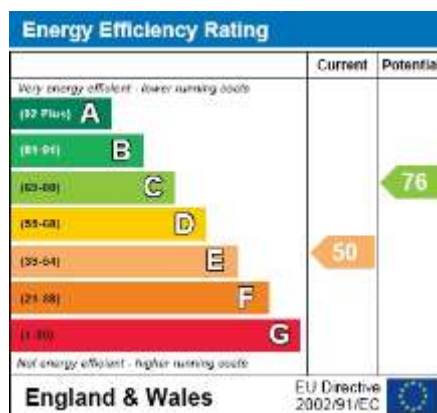
Freehold.

Council Tax

Band B.

Property Information

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

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.