



Rodney Close, Gosport PO13 8EJ

welcome to

Rodney Close, Gosport

**** Three Bedrooms ** Parking Space ** Enclosed Rear Garden ** Fitted Kitchen/Diner ** Great for Shops and Schools ** Ideal First Time Buy ****

Entrance Hall

UPVC door to front access, door to storage area housing inverter, UPVC double glazed window to front elevation, air source heat pump controller, additional storage.

Cloakroom

UPVC double glazed window to front elevation, wash hand basin, wc.

Lounge

12' 8" x 10' 1" (3.86m x 3.07m)

UPVC double glazed window to rear elevation, tv point, door to rear lobby, radiator.

Kitchen/Diner

19' 3" max x 8' 5" max (5.87m max x 2.57m max)

UPVC door to rear garden, UPVC double glazed window to rear elevation, UPVC double glazed window to front elevation, matching wall and base units, stainless steel sink and drainer unit, space for cooker, fridge/freezer, understairs storage, stairs to first floor landing, two radiators, tiled splashbacks, space for dining table and chairs.

First Floor Landing

Storage cupboard housing hot water tank, doors to:

Bedroom 1

12' 2" x 10' 2" (3.71m x 3.10m)

UPVC double glazed window to rear elevation, tv point, in-built wardrobe, radiator.

Bedroom 2

9' 4" x 8' 5" (2.84m x 2.57m)

UPVC double glazed window to rear elevation, storage recess, radiator.

Bedroom 3

9' 7" max x 8' 5" max (2.92m max x 2.57m max)

L-SHAPED

UPVC double glazed window to front elevation, radiator.

Wc

UPVC double glazed window to front elevation, wc.

Bathroom

UPVC double glazed window to front elevation, path with shower over, wash hand basin, shaver socket, heated towel rail, tiled flooring.

Rear Garden

The rear garden is laid to patio, with an artificial lawn section, summer house, rear pedestrian access and enclosed by fencing.

Additional Note

There is a annual service charge of £720.00.





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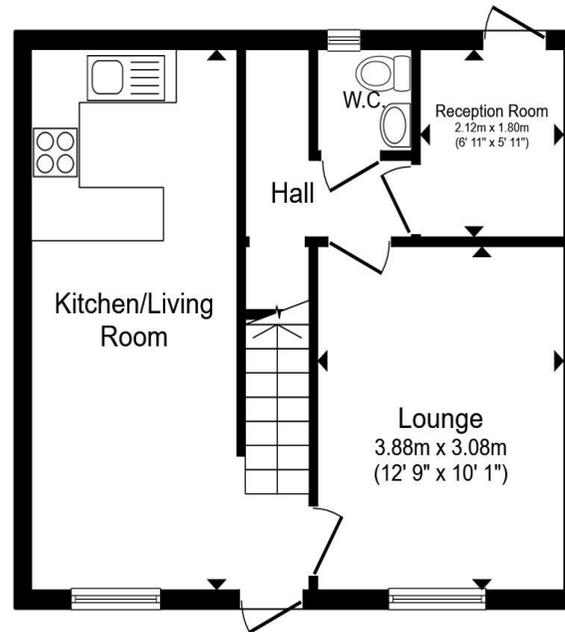
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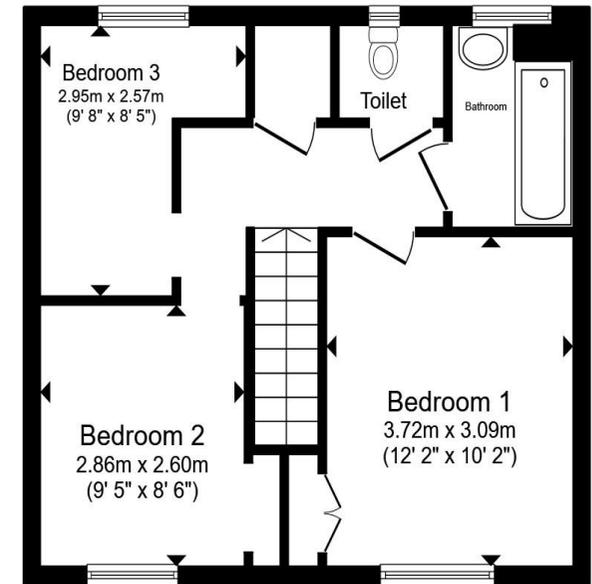
- Three Bedrooms
- Fitted Kitchen/Diner
- Downstairs WC
- Parking Space
- Viewing is a Must

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

offers over
£210,000



Ground Floor



First Floor

Total floor area 81.1 m² (873 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:
GOS113486 - 0004

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023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk