



Briar Close, Gosport PO12 2RS

welcome to

Briar Close, Gosport

Three bedroom semi-detached family home located in a requested location ** Entrance hall & Cloakroom ** Kitchen ** Lounge/dining room ** Conservatory ** Three generous size bedrooms & family bathroom ** Enclosed rear garden offering the purchaser a great deal of privacy ** Garage in block!

Enclosed Porch

Upvc double glazed front door, Upvc double glazed and brick construction, tiled floor.

Entrance Hall

Radiator, stairs to first floor with cupboard under.

Cloakroom

Upvc obscure double glazed window to side aspect, radiator, wash hand basin, wc, tiled surrounds.

Lounge/Dining Room

22' 5" max x 11' 3" max (6.83m max x 3.43m max)
Upvc double glazed bay window to front aspect,
Upvc patio door to conservatory, gas feature
fireplace, radiator.

Kitchen

8' 9" x 9' 7" (2.67m x 2.92m)
Window to rear aspect, matching range of eye and
base level units with work surface over, tiled
surrounds, inset cooker with hob and hood over,
one and a half bowl sink drainer, intergrated fridge
plus freezer and washing machine.

Conservatory

19' 6" max x 8' 6" max (5.94m max x 2.59m max)
Upvc double french door to rear garden, Upvc
double glazed and brick construction, two radiators.

Landing

Upvc double glazed window to side aspect, access
to loft void.

Bedroom One

12' 3" max x 8' 7" to wardrobes (3.73m max x 2.62m to
wardrobes)
Upvc double glazed window to front aspect,
radiator, full width built-in wardrobes.

Bedroom Two

9' 9" max x 9' 6" max (2.97m max x 2.90m max)
Upvc double glazed window to rear aspect, radiator,
built-in cupboard enclosing wall mounted boiler.

Bedroom Three

9' 2" max x 7' 3" max (2.79m max x 2.21m max)
Upvc double glazed window to front aspect,
radiator, built-in cupboard over stairwell.

Family Bathroom

Upvc obscure double glazed window to rear aspect,
radiator, wc, wash hand basin, bath with shower
over and curtain, tiled surrounds.

Front Garden

Pathway leading to front door, pedestrian side
access to rear garden.

Rear Garden

Patio extends to shingle area, enclosed to
perimeters, shed, in our opinion offers the
discerning purchaser a great deal of privacy.

Garage In Block

Up and over door.





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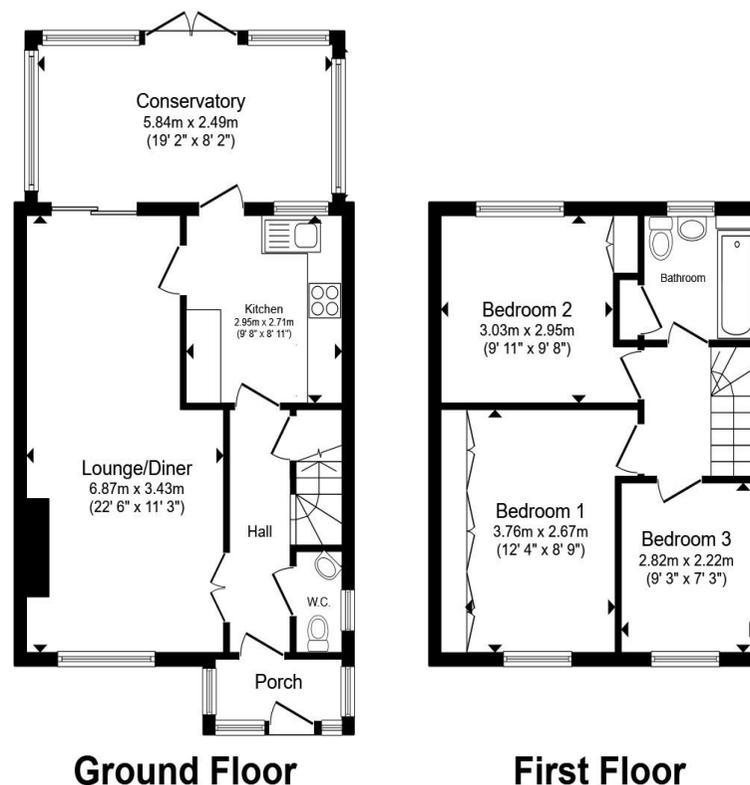
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- Kitchen
- Lounge/dining room
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£290,000



Total floor area 91.6 m² (986 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:
GOS113336 - 0003

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