



Bury Road, Gosport, PO12 3UE

welcome to

Bury Road, Gosport

-- Three Generous Sized Bedrooms -- Detached Family Home -- Single Storey Rear Extension -- No Onward Chain -- Ground Floor WC -- Four Piece Bathroom Suite -- Generous Sized South Facing Rear Garden --

Entrance Hall

Dining Room

15' 7" max x 12' 11" max (4.75m max x 3.94m max)

Lounge

24' 8" max x 11' 6" max (7.52m max x 3.51m max)

Kitchen / Breakfast Room

20' 9" max x 9' 7" max (6.32m max x 2.92m max)

W.C

On The First Floor

Bedroom 1

13' 7" max x 10' 11" max (4.14m max x 3.33m max)

Bedroom 2

13' 7" max x 9' 5" max (4.14m max x 2.87m max)

Bedroom 3

10' 4" max x 7' 8" max (3.15m max x 2.34m max)

Bathroom

Car Port

32' 4" max x 8' 2" max (9.86m max x 2.49m max)

Garage

18' 8" max x 8' max (5.69m max x 2.44m max)

Agents Note

The property underwent underpinning works approximately in 1981. Additional details and any supporting paperwork are available on request.





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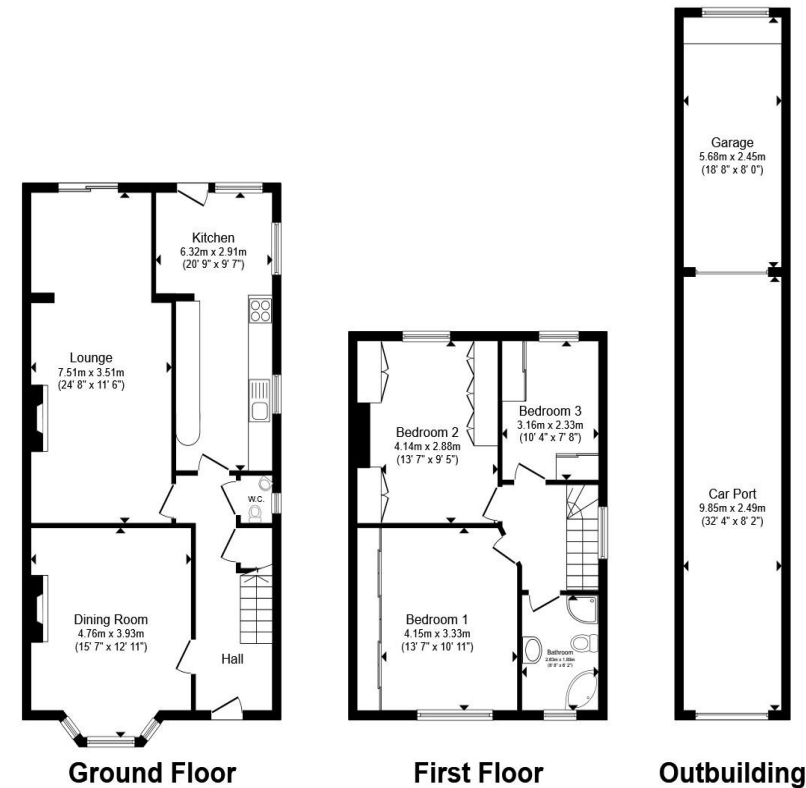
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Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



Total floor area 136.4 m² (1,468 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:
GOS113636 - 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.



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