



**Barrington Close, Gosport PO13 8NZ**

**welcome to**

## **Barrington Close, Gosport**

\*\* Great Location for Shops and Schools \*\* Brilliant Access to Bus and Road Links \*\* Cul-De-Sac Location \*\* Close to Open Spaces \*\* Perfect First Time Buy \*\*

### **Entrance Hall**

UPVC door to front access, stairs to first floor landing, radiator.

### **Cloakroom**

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

### **Kitchen**

9' 9" x 6' 2" ( 2.97m x 1.88m )

UPVC double glazed window to front elevation, matching wall and base units, one and a half bowl sink and drainer unit, cupboard housing gas boiler, integrated oven, hob, cooker-hood, integrated washing machine, dishwasher and fridge/freezer.

### **Lounge**

15' 6" x 13' 1" ( 4.72m x 3.99m )

UPVC double glazed window to side elevation, French style doors to rear garden, tv point, understairs cupboard, radiator.

### **First Floor Landing**

Access to loft space, radiator, doors to:

### **Bedroom 1**

10' 1" x 9' 8" ( 3.07m x 2.95m )

UPVC double glazed window to rear elevation, radiator, door to:

### **En-Suite**

Shower cubicle, wash hand basin, wc, extractor, radiator, tiled surrounds.

### **Bedroom 2**

13' 2" max x 8' 5" max ( 4.01m max x 2.57m max )

Two UPVC double glazed windows to front elevation, in-built cupboard, radiator.

### **Bathroom**

Bath, wash hand basin, wc, heated towel rail, extractor, tiled surrounds.

### **Outside**

To the front the garden is enclosed by shrubs. To the rear the garden is laid to patio with a laid to lawn section, side pedestrian access, shed and enclosed to perimeters.

### **Parking**

There is allocated parking for one vehicle.

### **Additional Note**

There is a Community Levy Service Charge of £160,00 per annum.





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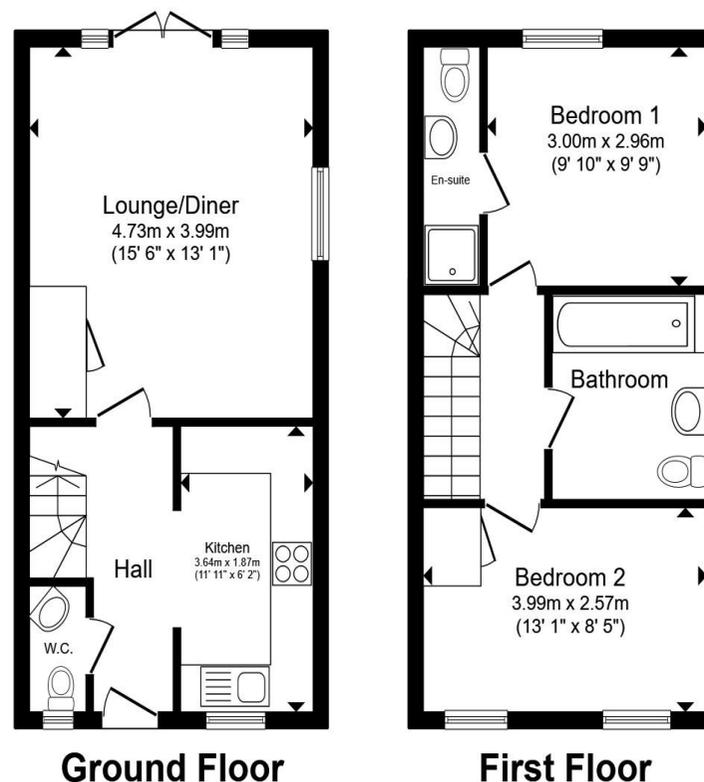
welcome to

## Barrington Close, Gosport

- Two Bedrooms
- End of Terrace
- Ensuite
- Modern Fitted Kitchen
- Enclosed Rear Garden

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

**£260,000**



Total floor area 67.8 m<sup>2</sup> (729 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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