



**Highfield Road, Gosport, PO12 4RP**

fox & sons

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## Highfield Road, Gosport

\*\* Great Location for Schools and Shops \*\* Ideal for Bus and Road Links \*\* Amazing Price! \*\* Potential for Off Road Parking \*\* Great First Time Buy \*\*

### Entrance Hall

UPVC door to front access, UPVC double glazed window to front elevation, stairs to first floor landing, understairs cupboard, radiator.

### Lounge/Diner

24' 5" max x 10' 8" max ( 7.44m max x 3.25m max )  
UPVC double glazed bay window to front elevation,  
UPVC sliding patio doors to conservatory, tv point,  
two radiators.

### Lean To

8' 11" max x 8' max ( 2.72m max x 2.44m max )  
UPVC patio doors to rear garden, space for washing machine, door to kitchen, door to:

### Cloakroom

UPVC double glazed window to rear elevation, wash hand basin, wc, tiled flooring.

### Kitchen

14' 7" max x 7' 4" max ( 4.45m max x 2.24m max )  
Matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, space for fridge/freezer, tiled splashbacks.

### First Floor Landing

Access to loft space, doors to:

### Bedroom 1

11' 5" max x 9' 9" max ( 3.48m max x 2.97m max )  
UPVC double glazed window to rear elevation, wall mounted gas boiler, radiator.

### Bedroom 2

12' 6" x 9' 3" ( 3.81m x 2.82m )  
UPVC double glazed window to front elevation, radiator.

### Bedroom 3

7' 11" x 6' 10" ( 2.41m x 2.08m )  
UPVC double glazed window to front elevation, radiator.

### Bathroom

UPVC double glazed window to rear elevation, bath with shower over, wash hand basin, wc, tiled surrounds.

### Outside

To the front there is a courtyard garden enclosed by a half brick wall. To the rear the garden is laid to patio, with a laid to lawn section, shed and workshop, rear pedestrian access (potential for off road parking).





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## Highfield Road, Gosport

- Three Bedrooms
- Fitted Kitchen
- Downstairs WC
- Enclosed Rear Garden
- Ideal Family Home

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£220,000**



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
GOS112662 - 0006

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