



Grove Road, Gosport, PO12 4JL

welcome to

Grove Road, Gosport

** Great for Shops and Schools ** Ideal for Bus and Road Links ** Close to Open Spaces and the Shoreline ** Four Bedrooms ** Amazing Rear Garden **

Porch

UPVC door to front access, UPVC double glazed windows to side and front elevation, inner door to:

Hallway

Exposed half brick walls, two radiators, stairs to first floor landing, understairs storage.

Lounge

14' 5" max x 11' 4" max (4.39m max x 3.45m max)
UPVC double glazed window to front elevation, feature fire surround with in-set back to back multi fuel stove, tv point, radiator.

Reception Room

14' 6" max x 10' 4" max (4.42m max x 3.15m max)
Feature fire surround with in-set back to back multi fuel stove, radiator, UPVC double glazed doors to conservatory.

Kitchen

13' 6" max x 8' 8" max (4.11m max x 2.64m max)
UPVC double glazed window to side elevation, door to conservatory, matching wall and base units, double butler sink with mixer tap, space for range cooker, cooker-hood, recess for fridge/freezer, tiled flooring, tiled splashbacks, door to conservatory, door to:

Rear Lobby

Space for fridge/freezer, wall mounted gas boiler, door to:

Bathroom

UPVC double glazed windows to rear and side elevation, claw footed free standing bath, wash hand basin, wc, tiled surrounds, tiled flooring.

Conservatory

17' 5" x 8' 2" (5.31m x 2.49m)
UPVC double glazed roof, UPVC French style doors to rear access, UPVC double glazed windows to rear elevation, space for dining table and chairs, radiator.

First Floor Landing

UPVC double glazed window to side elevation, two radiators, doors to:

Bedroom 1

14' 4" max x 10' 2" max (4.37m max x 3.10m max)
UPVC double glazed window to rear elevation, access to loft space, radiator.





Bedroom 2

10' 1" max x 8' 10" max (3.07m max x 2.69m max)
UPVC double glazed window to front elevation, wall to wall storage and hanging space in recess, radiator.

Bedroom 3

8' 9" x 7' 6" (2.67m x 2.29m)
UPVC double glazed window to rear elevation, radiator.

Bedroom 4

8' 8" max x 8' 4" max (2.64m max x 2.54m max)
UPVC double glazed window to front elevation, radiator.

Shower Room

UPVC double glazed window to side elevation, shower cubicle, wash hand basin, wc, tiled walls, radiator.

Outside

To the front the garden has a storage unit, gate and enclosed by picket fencing. To the rear the garden is laid to patio with a shingle section, outside tap, additional shingle seating area, patio section at the rear with pergola, L-shaped storage shed with power and light, additional storage units, outside kitchen area for family BBQ's and enclosed by fencing.



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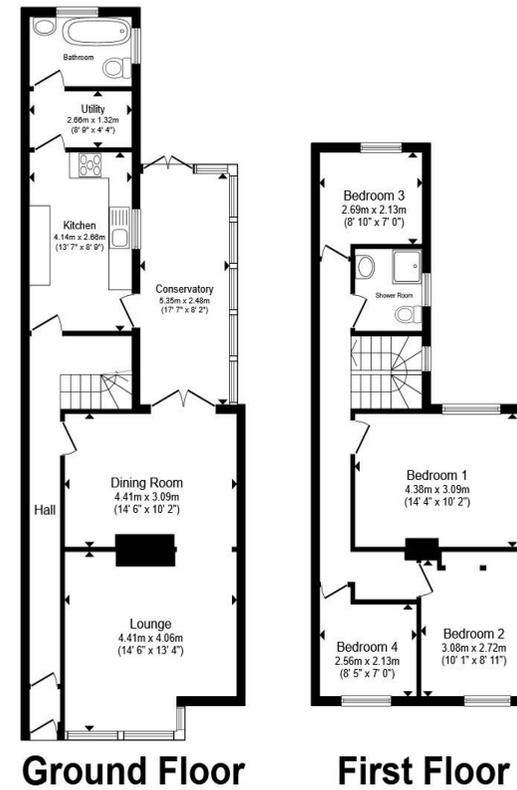
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Bathroom and Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£300,000



Total floor area 126.3 m² (1,360 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:
GOS113441 - 0002

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