



Ham Lane, Gosport PO12 4AN

fox & sons

welcome to

Ham Lane, Gosport

Modern three bedroom detached family home ** Nestled in a cul-de-sac location ** Entrance hall and cloakroom ** Lounge and dining room ** Fitted kitchen ** Master bedroom with en-suite shower room ** Block paved driveway providing off street parking ** Integral garage ** Chain-free!

Entrance Hall

Composite front door.

Cloakroom

Upvc obscure double glazed window to front aspect, radiator, wc, wash hand basin with utility under.

Lounge

13' 4" max x 12' 9" max (4.06m max x 3.89m max)
Upvc double glazed window to front aspect, two radiators, stairs to first floor with cupboard under.

Dining Room

9' 1" x 7' 6" (2.77m x 2.29m)
Upvc double glazed door to garden, radiator.

Kitchen

9' 11" x 11' 7" (3.02m x 3.53m)
Upvc double glazed window to rear aspect, Upvc double glazed door to side aspect, wall mounted boiler, matching range of eye and base level units with work surface over, tiled surrounds, wall mounted boiler, stainless steel one and a half bowl sink drainer, built-in oven with hob and hood over, space for fridge and freezer, plumbing for washing machine, breakfast bar.

Landing

Access to loft void, radiator, storage cupboard, further cupboard with radiator.

Master Bedroom

10' 8" to wardrobe x 9' 3" (3.25m to wardrobe x 2.82m)
Upvc double glazed window to rear aspect, radiator, fitted wardrobes.

En-Suite Shower Room

Upvc obscure double glazed window to side aspect, radiator, wc, wash hand basin with utility cupboard

under, shower cubicle, extractor fan, shaver point.

Bedroom Two

10' 8" x 8' 7" (3.25m x 2.62m)
Upvc double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom Three

7' 2" x 7' 4" (2.18m x 2.24m)
Upvc double glazed window to front aspect, radiator, fitted wardrobe.

Family Bathroom

Upvc obscure double glazed window to rear aspect, wc, wash hand basin with utility cupboard, bath, tiled surrounds.

Rear Garden

Patio extends to laid to lawn area, enclosed to perimeters, pedestrian side access, tiled surrounds.

Driveway

Block paved driveway providing off street parking.

Garage

Up and over door, power and lighting.





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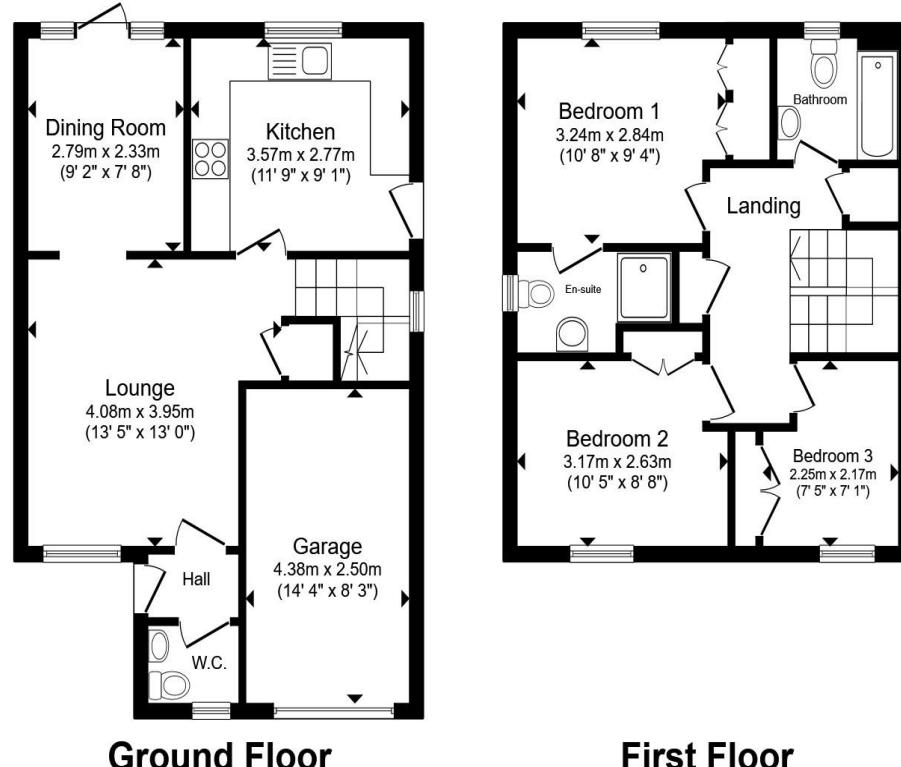
- Modern three bedroom detached family home
- Nestled in a cul-de-sac location
- Entrance hall and cloakroom
- Lounge and dining room
- Fitted kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£325,000



Ground Floor

First Floor

Total floor area 91.2 m² (981 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:
GOS112993 - 0003

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