



**Village Road, Gosport, PO12 2LG**

**welcome to**

## **Village Road, Gosport**

\*\* Fabulous Location! \*\* Great for Schools and Shops \*\* Ideal for Access to the Beach and Open Spaces \*\* Substantial Kitchen/Diner \*\* Village Location \*\*

### **Entrance Porch**

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

### **Entrance Hall**

UPVC double glazed window to side elevation, stairs to first floor landing, understairs storage, antique style radiator, vinyl flooring.

### **Kitchen/Diner**

23' 6" max x 16' 7" max ( 7.16m max x 5.05m max )  
Three skylight windows, folding doors to rear garden, matching wall and base units, one and a half bowl sink and drainer unit, island with 5 ring gas hob, under counter storage, seating for breakfast bar area, integrated oven with integrated combi microwave oven above, quartz work surfaces, in-built oak desk with fitted side storage either side, cupboard housing gas boiler and washing machine, industrial style glazed doors to lounge, log burner, space for sofa, door to:

### **Cloakroom**

Two UPVC double glazed windows to side elevation, wash hand basin, wc, wash hand basin, heated towel rail.

### **Lounge**

14' 8" max x 11' 1" max ( 4.47m max x 3.38m max )  
UPVC double glazed bay window to front elevation, window shutters, antique style radiator, tv point, vinyl flooring.

### **First Floor Landing**

UPVC double glazed window to side elevation with shutters, doors to:

### **Bedroom 2**

12' 8" max x 11' max ( 3.86m max x 3.35m max )  
UPVC double glazed window to front elevation, fitted quadruple wardrobe, radiator.

### **Bedroom 3**

11' 7" x 9' 9" ( 3.53m x 2.97m )  
UPVC double glazed window to rear elevation, antique style radiator.

### **Laundry Area**

UPVC double glazed window to rear elevation with shutters, cupboard with space for tumble dryer, antique style radiator, stairs to second floor.

### **Shower Room**

UPVC double glazed window to front elevation, double shower cubicle, wash hand basin, wc, heated towel rail, tiled surrounds.





### **Second Floor**

Obscure UPVC double glazed window to side elevation, doors to:

#### **Bedroom 4**

9' 3" max x 8' 3" max ( 2.82m max x 2.51m max )  
UPVC double glazed window to front elevation,  
antique style radiator, eaves storage space.

#### **Master Bedroom**

12' 4" x 11' 4" ( 3.76m x 3.45m )  
UPVC double glazed window to rear elevation with  
shutters, antique style radiator.

#### **Shower Room**

UPVC double glazed window to front elevation,  
walk-in double shower cubicle, vanity sink in-set  
into storage unit, wc, heated towel rail, tiled  
surrounds.

#### **Outside**

To the front there is a driveway providing off road  
parking for two vehicles and pedestrian access to  
rear garden. to the rear the garden is laid to patio  
with an artificial lawn section, shed, side pedestrian  
access and enclosed by fencing.



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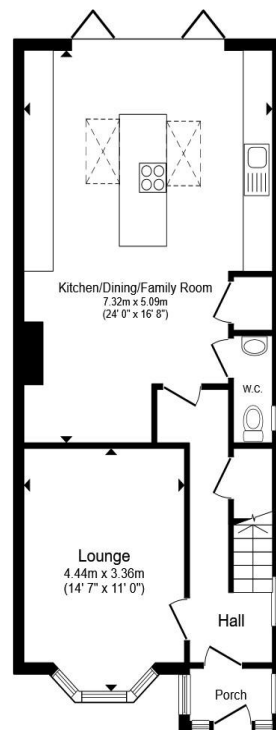
welcome to

## Village Road, Gosport

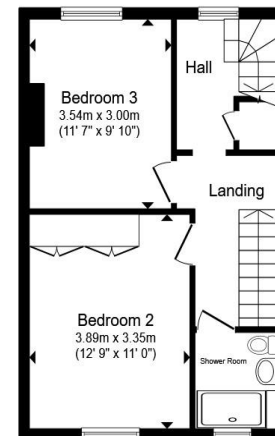
- Four Bedrooms
- Fitted Kitchen/Diner with Bi-Fold Doors
- Amazing Condition
- Off Road Parking for Several Vehicles
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

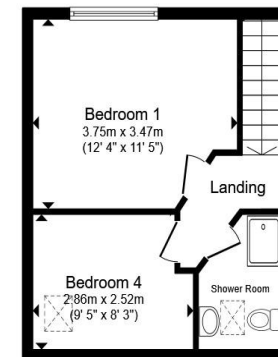
**£475,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 131.0 m<sup>2</sup> (1,411 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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Property Ref:  
GOS113264 - 0006

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