



**OIEO £260,000**  
**2 Gladstone Road**  
Gosport, PO12 4SU

GLADSTONE ROAD

2  
Gladstone Road

## PROPERTY SUMMARY

This well-proportioned three-bedroom semi-detached home offers flexible living space, ideal for families or those seeking additional versatility, and is conveniently located close to local amenities and well-regarded schools. The ground floor features two spacious reception rooms, providing ample space for both living and dining. A modern downstairs shower room adds convenience, alongside a useful utility area offering additional storage and practicality. Upstairs, the property comprises three well-sized bedrooms, served by a family bathroom. Externally, the home benefits from an enclosed rear garden, complete with a roller shutter door allowing secure off-road parking.





#### **ENTRANCE PORCH**

**DINING ROOM** 13' 6" x 10' 7" (4.14m x 3.25m)

**LOUNGE** 13' 6" x 10' 7" (4.14m x 3.25m)

**KITCHEN** 10' 9" x 9' 3" (3.28m x 2.84m)

#### **LOBBY**

**SHOWER/UTILITY ROOM** 6' 3" x 5' 8" (1.91m x 1.73m)

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 5" x 10' 7" (4.1m x 3.25m)

**BEDROOM TWO** 8' 3" x 9' 5" (2.52m x 2.88m)

**BEDROOM THREE** 8' 3" x 7' 6" (2.54m x 2.29m)

**BATHROOM** 8' 5" x 5' 8" (2.59m x 1.73m)

#### **OUTSIDE**

**FRONT & REAR ENCLOSED GARDENS**

**OFF ROAD PARKING**





**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any errors.



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