



Dorrien Road, Gosport, PO12 4RA

welcome to

Dorrien Road, Gosport

Three-bedroom semi-detached home with no onward chain, offering huge potential for modernisation. Featuring a generous rear garden, separate lounge and dining room, and located close to schools, parks, and amenities.

Entrance Hall

Kitchen

7' 8" max x 6' 7" max (2.34m max x 2.01m max)

Lounge

11' 9" max x 10' 3" max (3.58m max x 3.12m max)

Dining Room

10' 4" max x 10' 3" max (3.15m max x 3.12m max)

Conservatory

17' 3" max x 8' 2" max (5.26m max x 2.49m max)

Shower Room

On The First Floor

Bedroom 1

10' 8" max x 9' 2" max (3.25m max x 2.79m max)

Bedroom 2

10' 3" max x 9' 1" max (3.12m max x 2.77m max)

Bedroom 3

10' 6" max x 6' 7" max (3.20m max x 2.01m max)

Front & Rear Gardens





view this property online fox-and-sons.co.uk/Property/GOS113271



welcome to

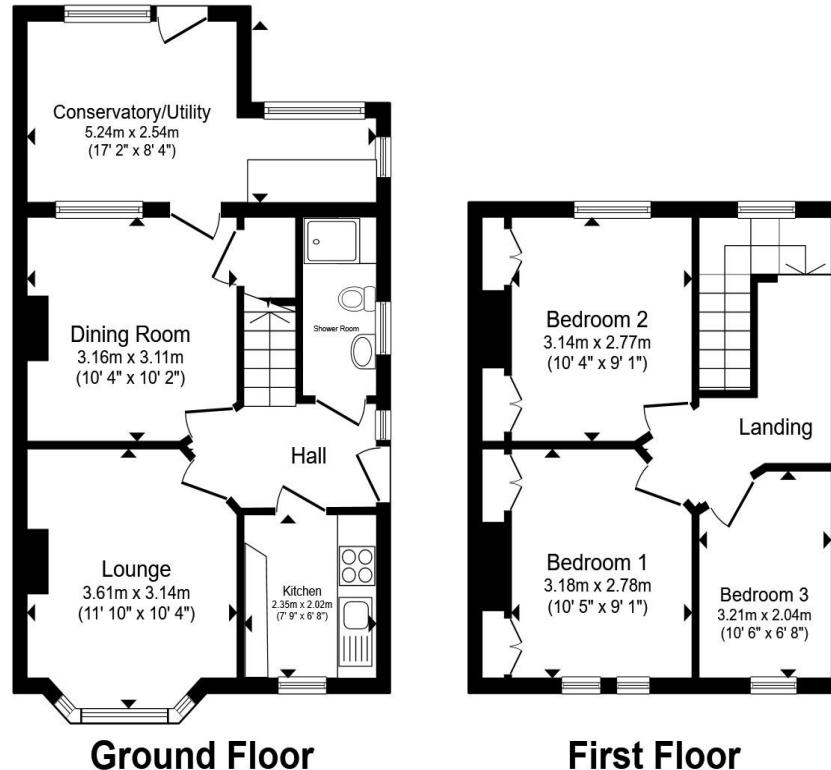
Dorrien Road, Gosport

- Three Bedroom Semi-Detached
- No Onward Chain
- Ideal Family Home - Close to Schools & Parks
- Generous Sized Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£250,000



Total floor area 81.9 m² (881 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



view this property online fox-and-sons.co.uk/Property/GOS113271



Property Ref:
GOS113271 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk