



**Forest Way, Gosport, PO13 0WU**

**welcome to**

## **Forest Way, Gosport**

This extended four-bedroom family home offers spacious, flexible living with gas central heating, double glazing, and an enclosed rear garden. With a WC, shower room, and main bathroom, it's ideal for busy households. Early viewing recommended.

### **Entrance Porch**

UPVC door to access, glazed inner door to:

### **Entrance Hall**

Stairs to first floor landing, understairs storage recess, understairs storage cupboard, radiator.

### **Cloakroom**

UPVC double glazed window to front elevation, wash hand basin, wc, tiled surrounds.

### **Kitchen**

18' 3" x 9' 5" ( 5.56m x 2.87m )

UPVC double glazed window to front elevation, matching wall and base units, stainless steel sink and drainer unit, space for range cooker, cooker-hood, integrated dishwasher, space for American style fridge/freezer, radiator,

### **Dining Room**

15' 5" x 9' 10" ( 4.70m x 3.00m )

UPVC patio doors to rear garden, UPVC double glazed window to front elevation, radiator.

### **Lounge**

15' 7" x 10' 9" ( 4.75m x 3.28m )

UPVC double glazed window to conservatory, French style doors to conservatory, tv point, radiator.

### **Conservatory**

15' 1" x 9' 4" ( 4.60m x 2.84m )

Polycarbonate roofing, UPVC double glazed windows to side and rear elevation, UPVC door to rear access, radiator, tiled flooring.





### **First Floor Landing**

Access to loft space, airing cupboard, doors to:

#### **Bedroom 1**

10' 6" x 9' 9" ( 3.20m x 2.97m )

UPVC double glazed window to rear elevation.  
range of fitted wardrobes, radiator, door to:

#### **En-Suite**

UPVC double glazed window to front elevation,  
shower cubicle, wash hand basin, wc, tiled  
surrounds, tiled flooring, radiator.

#### **Bedroom 2**

11' 9" x 8' 8" ( 3.58m x 2.64m )

UPVC double glazed window to front elevation,  
radiator.

#### **Bedroom 3**

13' 1" max x 8' 8" max ( 3.99m max x 2.64m max )

UPVC double glazed window to rear elevation,  
radiator.

#### **Bedroom 4**

10' 2" x 6' 7" ( 3.10m x 2.01m )

UPVC double glazed window to rear elevation,  
radiator.

#### **Bathroom**

UPVC double glazed window to front elevation,  
bath, wash hand basin, wc, radiator, tiled surrounds.

#### **Outside**

To the front the garden is laid to shingle with two  
storage sheds, additional shed, and enclosed by  
fence and wall. To the rear the garden is a corner  
plot with an artificial lawn area, shingle section,  
outside tap, and enclosed by fencing and walls.



**view this property online** [fox-and-sons.co.uk/Property/GOS113356](http://fox-and-sons.co.uk/Property/GOS113356)



welcome to

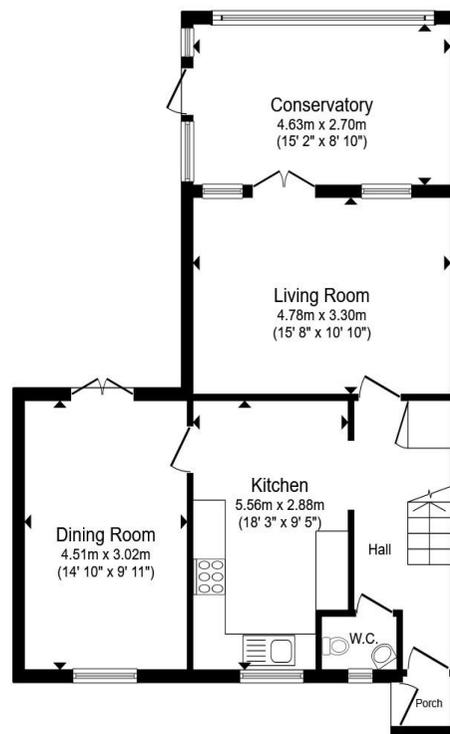
## Forest Way, Gosport

- Four Bedroom Family Home
- Extended Accommodation
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- WC, Shower Room & Bathroom

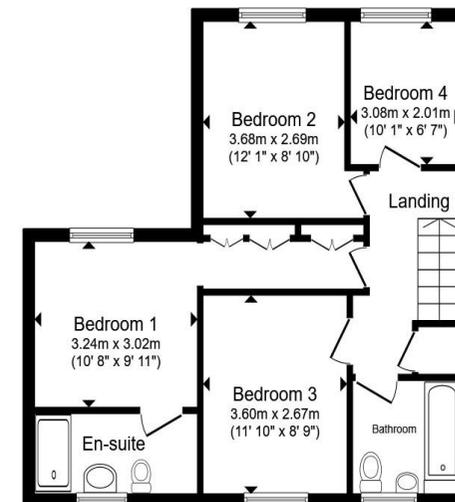
Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £305,000



Ground Floor



First Floor

Total floor area 117.6 m<sup>2</sup> (1,266 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)



view this property online [fox-and-sons.co.uk/Property/GOS113356](http://fox-and-sons.co.uk/Property/GOS113356)



Property Ref:  
GOS113356 - 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](http://fox-and-sons.co.uk)