

OFFERS IN EXCESS OF

£260,000

2 Gladstone Road

Gosport, PO12 4SU

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.

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