



Queens Road, Gosport, PO12 1LF

welcome to

Queens Road, Gosport

Beautifully Presented Four Double Bedroom Home featuring a ground floor en-suite bedroom, stunning open-plan kitchen/breakfast room, bespoke interiors, log burner, newly fitted bathroom and rear garage with off-road parking.

Front Garden

Open Porch

Entrance Hall

Lounge

14' 5" into bay x 12' 10" max (4.39m into bay x 3.91m max)

Dining Room

14' 1" max x 10' 8" max (4.29m max x 3.25m max)

Kitchen/Breakfast Room

16' 5" max x 11' 5" max (5.00m max x 3.48m max)

Utility Room

Ground Floor Bedroom

17' 5" max x 9' 10" max (5.31m max x 3.00m max)

En - Suite / Downstairs Toilet

On The First Floor

Bedroom 1

12' 9" max x 11' 10" max (3.89m max x 3.61m max)

Bedroom 2

14' 2" max x 10' 7" max (4.32m max x 3.23m max)

Bedroom 3

13' 2" to back of wardrobes x 11' 6" to back of wardrobes (4.01m to back of wardrobes x 3.51m to back of wardrobes)

Newly Fitted Bathroom

Enclosed Rear Garden

Garage

21' 3" max x 15' 5" max (6.48m max x 4.70m max)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.





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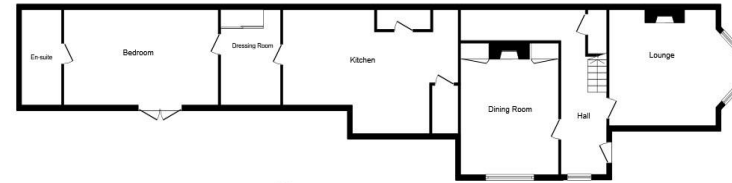
- Stunningly Presented Family Home
- Four Double Bedrooms
- Ground Floor Bedroom with En-Suite Shower Room
- Spacious Garage to Rear Providing Off Street Parking
- Newly Fitted Bathroom Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

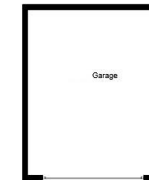
£330,000



Ground Floor



First Floor



Outbuilding

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



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Property Ref:
GOS113002 - 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.

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