



Dunkeld Road, Gosport, PO12 4NH

fox & sons

welcome to

Dunkeld Road, Gosport

Great for Schools and Shops ** Ideal for Bus and Road Links ** Extended Family Home ** Two Reception Rooms ** Ideal for Growing Families **

Entrance Hall

UPVC door to front access, stairs to first floor landing, understairs cupboard, radiator.

Lounge

13' 9" max x 11' 1" max (4.19m max x 3.38m max)
UPVC double glazed bay window to front elevation with shutters, feature fire place, tiled hearth, radiator.

Dining Room

12' 7" max x 9' 11" max (3.84m max x 3.02m max)
UPVC double glazed window to rear elevation, UPVC double glazed French style doors to conservatory, radiator.

Bathroom

7' 11" x 6' 2" (2.41m x 1.88m)
UPVC double glazed window to rear elevation, bath with mixer tap and shower attachment, wash hand basin, wc, heated towel rail, tiled surrounds, tiled flooring.

Kitchen/Breakfast Room

22' 7" x 7' 10" (6.88m x 2.39m)
UPVC door to rear garden, UPVC double glazed windows to front and rear elevation, matching wall and base units, stainless steel sink and drainer unit, integrated oven, 5 ring gas hob, cooker-hood, wall mounted gas boiler, space for washing machine, American style fridge/freezer and dishwasher, radiator, tiled surrounds.

Conservatory

12' 3" max x 9' 10" max (3.73m max x 3.00m max)
UPVC double glazed windows to side and rear elevation, UPVC double glazed French style doors to rear garden, radiator, tiled flooring.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

14' 5" max x 10' 4" max (4.39m max x 3.15m max)
UPVC double glazed window to front elevation, radiator.

Bedroom 2

11' 2" x 10' 5" (3.40m x 3.17m)
UPVC double glazed window to rear elevation, in-built cupboard, radiator.

Bedroom 3

22' 5" x 7' 9" (6.83m x 2.36m)
UPVC double glazed windows to front and rear elevation, fitted wardrobes, two radiators.

Bedroom 4

7' 8" x 5' 11" (2.34m x 1.80m)
UPVC double glazed window to front elevation, radiator.

Bathroom 2

UPVC double glazed window to rear elevation, bath with electric shower above, wash hand basin, wc, extractor fan, radiator, tiled surrounds.

Outside

To the front the garden is block paved and enclosed by a half brick wall. To the rear the garden is laid to patio with an artificial grass section, shrubs and border and side pedestrian access.





Agents Note:

HH NO. 2 LIMITED (Co. Regn. No. 11159014) of 6 Wellington Place, Fourth Floor [Ref: Cs1], Leeds LS1 4AP have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share plus the remaining 50% share of the property from Vivid Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.



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welcome to

Dunkeld Road, Gosport

- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Garage and Parking, EV charger to stay

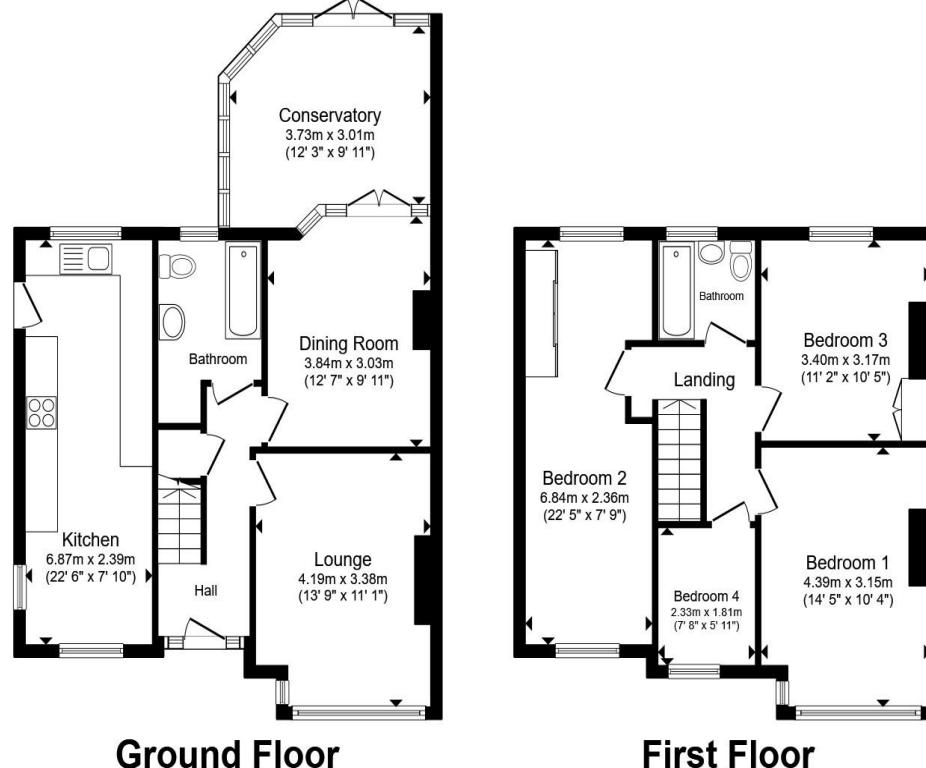
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£365,000



Total floor area 122.2 m² (1,316 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



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Property Ref:
GOS113311 - 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.



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