



Lanyard Drive, Gosport PO13 9UY

welcome to

Lanyard Drive, Gosport

** End of Terrace ** Great for Shops and Schools ** Great for Bus and Road Links ** Garage and Drive ** Enclosed Rear Garden **

Entrance Hall

UPVC door to front access, UPVC double glazed window to side elevation, radiator, inner door to:

Cloakroom

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

Lounge

15' 7" max x 14' 6" max (4.75m max x 4.42m max)
UPVC double glazed window to front elevation, stairs to first floor landing, two radiators, tv point, feature fire surround.

Kitchen/Diner

14' 5" x 9' 1" (4.39m x 2.77m)
Two UPVC double glazed windows to rear elevation, UPVC door to garden, matching wall and base units, stainless steel sink and drainer unit with mixer tap, wall mounted gas boiler, space for dining table and chairs, space for washing machine and fridge/freezer.

Dining Room

12' 5" x 7' 5" (3.78m x 2.26m)
UPVC patio doors to rear garden, radiator, door to garage.

First Floor Landing

UPVC double glazed window to side elevation, access to loft space, doors to:

Bedroom 1

13' 2" x 8' 2" (4.01m x 2.49m)
UPVC double glazed window to front elevation, radiator.

Bedroom 2

10' 8" x 8' 2" (3.25m x 2.49m)
UPVC double glazed window to rear elevation, radiator.





Bedroom 3

9' 9" x 6' 10" (2.97m x 2.08m)

UPVC double glazed window to front elevation, cupboard for storage, radiator.

Shower Room

UPVC double glazed window to rear elevation, shower cubicle, wash hand basin, wc, extractor fan, tiled walls.

Garage

16' 10" x 8' 6" (5.13m x 2.59m)

Up and over door, power and light.

Outside

To the front the garden is enclosed by hedging. To the rear the garden has a patio area, laid to lawn section, outside tap and enclosed to perimeter by fencing.



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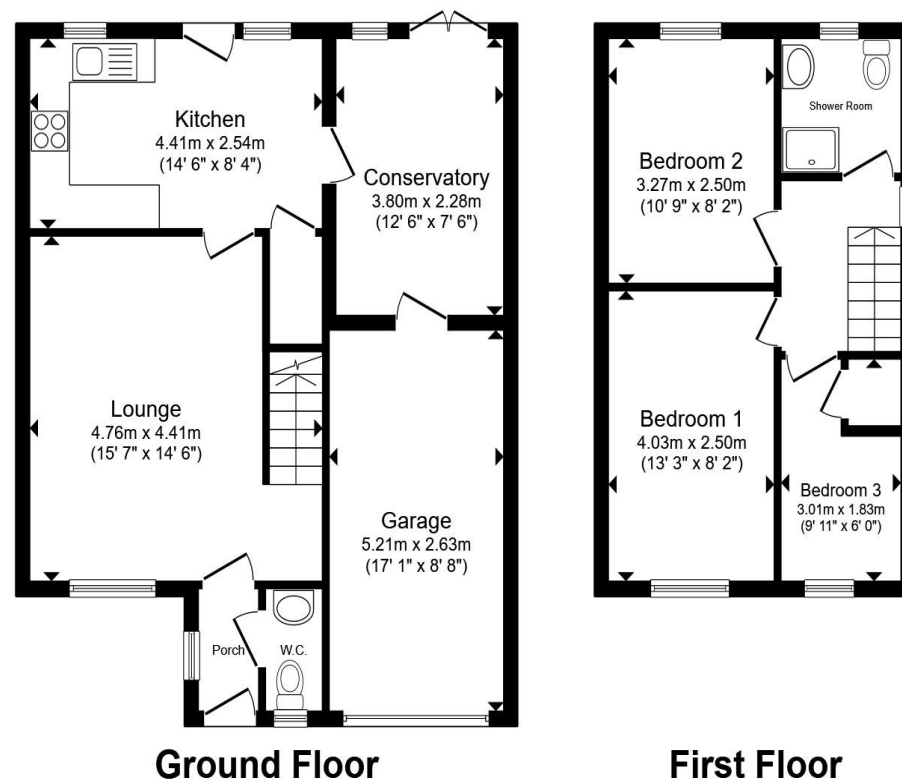
welcome to

Lanyard Drive, Gosport

- Three Bedrooms
- Two Reception Rooms
- Garage and Drive
- End of Terrace
- Fitted Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£265,000



Total floor area 94.2 m² (1,014 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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