



**Rodney Close, Gosport PO13 8EJ**

fox & sons

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## **Rodney Close, Gosport**

-- Three Bedroom Family Home -- Solar Panels & Air Source Heat Pump -- Allocated Parking Space -- Open Plan Kitchen / Diner -- Generous Sized Rear Garden -- Close to Schools, Parks and Amenities -- Viewing Highly Recommended --

### **Entrance Hall**

Composite front door, radiator, understairs cupboard.

### **Utility Room**

6' 8" max x 7' 1" max ( 2.03m max x 2.16m max )  
Plumbing for washing machine, space for tumble dryer.

### **Kitchen / Diner**

19' 3" max x 8' 4" max ( 5.87m max x 2.54m max )  
Double glazed window to front and rear, double glazed door to garden, fitted kitchen with matching wall and base units, plumbing for dishwasher, integral fridge/freezer, one and a half bowl butler sink and drainer, radiator, double electric oven, electric hob, extractor fan, tiling.

### **Lounge**

12' 9" max x 10' max ( 3.89m max x 3.05m max )  
Double glazed patio doors, space for electric fire, radiator.

### **First Floor Landing**

Two storage cupboards, doors to:

### **Bedroom 1**

12' 2" max x 10' 1" max ( 3.71m max x 3.07m max )  
Double glazed window to rear, radiator, built-in wardrobes.

### **Bedroom 2**

10' max x 9' 1" max ( 3.05m max x 2.77m max )  
Double glazed window to rear, radiator.

### **Bedroom 3**

10' 1" max x 5' 8" max ( 3.07m max x 1.73m max )  
Double glazed window to front, radiator.

### **Bathroom**

Double glazed window, bath, shower cubicle, WC, wash hand basin.

### **Enclosed Rear Garden**

Mainly laid to lawn, fence enclosed, outside tap, electric power sockets, rear pedestrian gate, generous sized shed.

### **Parking**

Allocated parking space.





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- Three Bedroom Family Home
- Solar Panels & Air Source Heat Pump
- Allocated Parking Space
- Open Plan Kitchen / Diner
- Generous Sized Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: A

offers over

**£210,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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