



GUIDE PRICE

**£450,000 - £475,000**

**Privett Road**

Gosport, Hampshire, PO12 3SP

We are delighted to present this exceptional family home, brimming with character and offering a wealth of features to suit modern living. The property features a spacious kitchen/breakfast room extension, four generously sized bedrooms, fitted wardrobes, off-road parking, garage and a private family sized southerly facing garden. Throughout, the home retains charming period features and benefits from three spacious reception rooms, wood burning stove to lounge along with a modern downstairs shower room and WC. This remarkable property is a true standout and must be viewed to fully appreciate the lifestyle it provides. Please contact the Gosport team phone lines open until 8PM.

- 4 
- 2 
- 3 





Entrance Porch

Entrance Hall

Shower Room

Dining Room 14' 4" x 11' 11" ( 4.37m x 3.63m )

Living Room 18' 5" x 11' 6" ( 5.61m x 3.51m )

Study 8' 5" x 6' 10" ( 2.57m x 2.08m )

Kitchen/Breakfast Room 20' 5" x 9' 8" ( 6.22m x 2.95m )

Stairs & Landing

Bedroom One 15' 1" max x 10' max ( 4.60m max x 3.05m max )

Bedroom Two 13' max x 10' 11" max ( 3.96m max x 3.33m max )

Bedroom Three 9' 9" x 8' 10" ( 2.97m x 2.69m )

Bedroom Four 7' 11" x 7' 7" ( 2.41m x 2.31m )

Bathroom

Front Driveway

Rear Garden

Southerly Facing

Garage 16' 3" x 7' 7" ( 4.95m x 2.31m )



GROUND FLOOR



1ST FLOOR



## LOCAL AUTHORITY

Gosport Borough Council

## TENURE

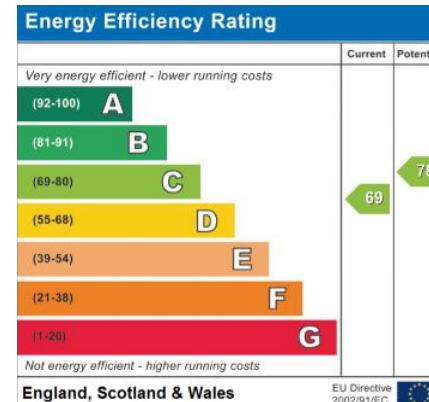
Freehold

## COUNCIL TAX BAND

Band D

## VIEWINGS

By prior appointment only



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