



Mayfield Road, Gosport PO12 1RA

welcome to

Mayfield Road, Gosport

**** Great for First Time Buyers ** Ideal Investment Property ** Close to Shops and Schools ** Easy Reach of Alverstoke ** Great Condition! ****

Entrance Hall

UPVC door to front elevation, understairs cupboard housing meters.

Lounge

11' 1" x 10' 1" (3.38m x 3.07m)

UPVC double glazed window to front elevation, radiator.

Bathroom

UPVC double glazed window to rear elevation, heated towel rail, bath with shower over, wash hand basin, wc, tiled walls.

Dining Room

14' x 11' 1" (4.27m x 3.38m)

UPVC double glazed window to rear elevation, stairs to first floor landing, radiator.

Kitchen

11' x 7' (3.35m x 2.13m)

UPVC double glazed window to side elevation, UPVC door to rear garden, matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, space for washing machine, space for fridge freezer and dishwasher, full length pantry cupboard, tiled surrounds.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

14' x 11' 1" (4.27m x 3.38m)

UPVC double glazed window to front elevation, feature fire surround, radiator.

Bedroom 2

11' x 11' (3.35m x 3.35m)

UPVC double glazed window to rear elevation,

feature fire surround, radiator.

Rear Garden

Laid to patio and enclosed by fencing, decking at the rear of the garden.





view this property online fox-and-sons.co.uk/Property/GOS113782



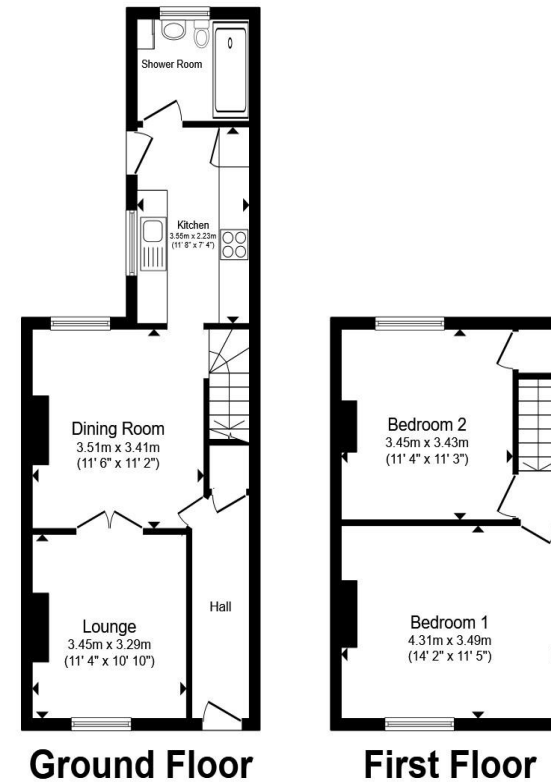
welcome to

Mayfield Road, Gosport

- Two Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Fitted Kitchen
- Ideal First Time Buy

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£200,000



Total floor area 73.2 m² (787 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

 fox & sons

view this property online fox-and-sons.co.uk/Property/GOS113782



Property Ref:
GOS113782 - 0004

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.

 fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk