



Harcourt Road, Gosport PO12 3NR

welcome to

Harcourt Road, Gosport

Much improved two bedroom home ** Lounge & separate dining room ** Extended kitchen with underfloor heating ** Utility area & re-fitted bathroom ** Master bedroom with shower area ** Low maintenance enclosed rear garden ** Call Fox & Sons to view!

Lounge

10' 3" max x 13' 1" max (3.12m max x 3.99m max)

Double glazed front door, double glazed window to front aspect, radiator, inset log burner.

Inner Hall

Stairs to first floor.

Dining Room

8' 8" max x 13' 2" max (2.64m max x 4.01m max)

Radiator, under stairs cupboard.

Kitchen

15' 8" max x 12' 5" max (4.78m max x 3.78m max)

Sky light, double glazed door to utility area, matching range of eye and base level units with work surface over, tiled surrounds, range style cooker with hood over, butler style sink, tiled floor with under floor heating.

Utility Area

13' 4" max x 4' 1" max (4.06m max x 1.24m max)

Double doors to garden, window to rear aspect, plumbing for washing machine and tumble dryer, radiator, tiled floor.

Re-Fitted Bathroom

Obscure window to rear and side aspect, bath with shower screen, heated towel rail, wc, wash hand basin with utility cupboard under, tiled surrounds.

Landing

Doors to bedrooms

Bedroom One

13' 2" max x 10' 3" max (4.01m max x 3.12m max)

Double glazed window to front aspect, radiator.

Ensuite Shower Area

Wash hand basin, shower cubicle, tiled surrounds.

Bedroom Two

12' 2" max x 6' 2" max (3.71m max x 1.88m max)

Double glazed window to rear aspect, radiator, wall mounted central heating boiler.





Front Garden

Pathway leading to front door.

Rear Garden

Patio, astro turf, decking area, outside power, outside tap, brick built shed measuring 13'7 x 8'9 with power and lighting.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000



Total floor area 84.9 m² (914 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:
GOS111938 - 0003

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