



**Exmouth Road, Gosport, PO12 4EX**

**welcome to**

## **Exmouth Road, Gosport**

Extended three-bedroom detached home in a sought-after cul-de-sac location, featuring a fully fitted kitchen with island, ground floor WC, four-piece family bathroom, walk-in wardrobe to the principal bedroom, driveway parking, summer house and excellent access to schools, shops and transport links.

### **Porch**

### **Hall**

### **Kitchen/Lounge/Diner**

35' 5" max x 18' 8" max ( 10.79m max x 5.69m max )

### **Cloakroom**

### **On The First Floor**

### **Bedroom 1**

16' 1" max x 11' 3" max ( 4.90m max x 3.43m max )

### **Dressing Room**

7' 4" max x 6' 3" max ( 2.24m max x 1.91m max )

### **Bedroom 2**

12' 7" max x 12' 1" max ( 3.84m max x 3.68m max )

### **Bedroom 3**

8' 11" max x 7' 9" max ( 2.72m max x 2.36m max )

### **Bathroom**

### **Enclosed Rear Garden**

### **Summer House**

### **Driveway Parking**

### **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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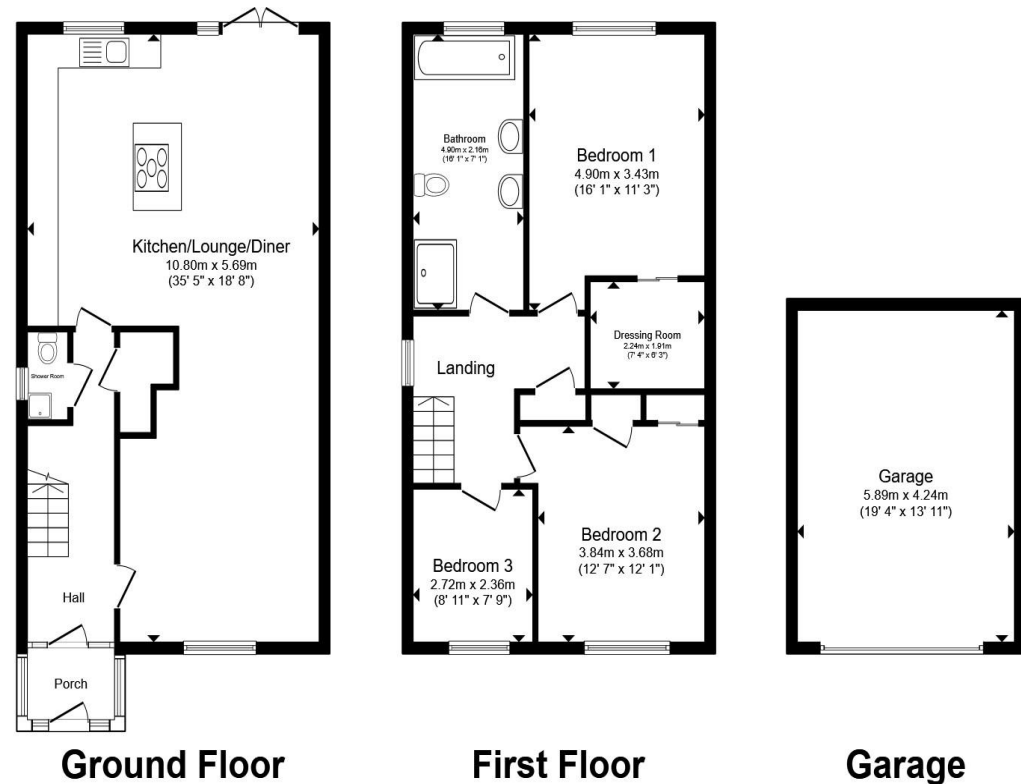
## Exmouth Road, Gosport

- Extended Three Bedroom Detached Home
- Ground Floor WC - First Floor Four Piece Bathroom
- Fully Fitted Kitchen with Island
- Walk In Wardrobe to Bedroom One
- Driveway to Front

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£395,000**



Total floor area 150.1 m<sup>2</sup> (1,616 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](http://www.propertybox.io)

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Property Ref:  
GOS113950 - 0002

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