



Oakdene, Gosport, PO13 0DB

welcome to

Oakdene, Gosport

Fox & Sons are delighted to offer for sale this extended four-bedroom semi-detached family home, located in a sought-after cul-de-sac. Boasting an impressive L-shaped kitchen, spacious accommodation throughout, driveway parking and a workshop, this property is ideal for modern family living.

Porch

Toilet / Utility Room

10' 8" max x 6' 8" max (3.25m max x 2.03m max)

Lounge / Diner

20' 2" max x 14' 11" max (6.15m max x 4.55m max)

Kitchen

16' 6" max x 11' 11" max (5.03m max x 3.63m max)

Conservatory

11' 3" max x 7' 8" max (3.43m max x 2.34m max)

On The First Floor

Bedroom One

14' 10" max x 13' 6" max (4.52m max x 4.11m max)

Bedroom Two

13' 6" max x 8' 2" max (4.11m max x 2.49m max)

Bedroom Three

13' 9" max x 7' 11" max (4.19m max x 2.41m max)

Bedroom Four

9' 1" max x 7' 11" max (2.77m max x 2.41m max)

Shower Room

Enclosed Rear Garden

Workshop

18' 10" max x 7' 11" max (5.74m max x 2.41m max)

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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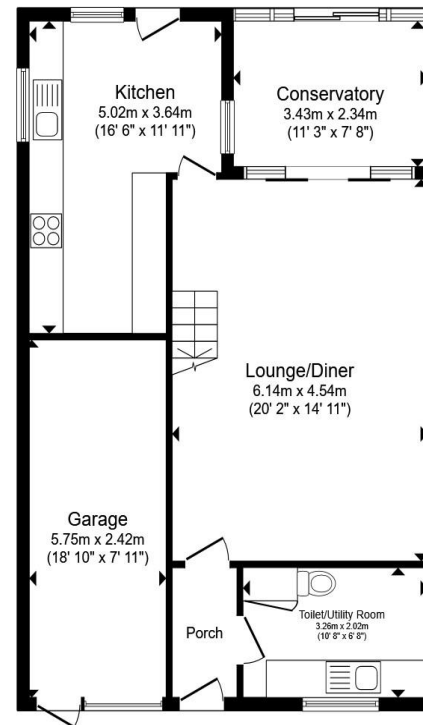
Oakdene, Gosport

- Semi Detached Four Bedroom Family Home
- Driveway Parking
- Downstairs WC / Utility Room
- Modern Fitted Kitchen
- New Boiler in 2021

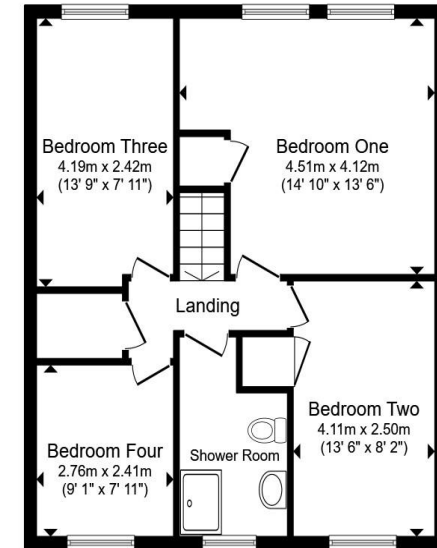
Tenure: Freehold EPC Rating: D

Council Tax Band: D

£360,000



Ground Floor



First Floor

Total floor area 132.0 m² (1,421 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:
GOS113822 - 0003

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.

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 fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk