



Kings Road, Gosport, PO12 1PX

welcome to

Kings Road, Gosport

Immaculate Extended Two Bedroom Home | Stunning Open Plan Kitchen/Dining Room with Vaulted Ceiling & Bi-Fold Doors | Two Double Bedrooms | Re-Fitted Family Bathroom | Lounge & Additional Reception Room | Garage | Attractive Enclosed Rear Garden

Entrance Hall

Reception Room

13' 8" max x 11' max (4.17m max x 3.35m max)

Lounge

14' max x 12' 2" max (4.27m max x 3.71m max)

Cloakroom/ Utility Area

Kitchen/ Dining Room

23' 1" max x 12' 2" max (7.04m max x 3.71m max)

On The First Floor

Bedroom One

14' 4" max x 11' 5" max (4.37m max x 3.48m max)

Bedroom Two

12' 7" max x 9' 6" max (3.84m max x 2.90m max)

Re-Fitted Family Bathroom

Enclosed Garden

Garage

13' 3" max x 12' 9" max (4.04m max x 3.89m 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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welcome to

Kings Road, Gosport

- Immaculate Extended Two Bedroom Home
- Stunning Open Plan Kitchen/Dining Room
- Vaulted Ceiling & Bi-Fold Doors to Garden
- Two Generous Double Bedrooms
- Stylish Re-Fitted Family Bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£275,000



Ground Floor



First Floor

Total floor area 106.5 sq.m. (1,147 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
GOS113706 - 0002

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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