



Gosport Road, Stubbington, Fareham, PO14 2AF

welcome to

Gosport Road, Stubbington, Fareham

Fox and Sons are delighted to welcome to the market this four bedroom semi-detached house with integral one bedroom annex to the market in Stubbington. The property benefits from numerous recent works and an internal inspection is highly recommended.

Entrance Hall

Door to front elevation, storage cupboard under stairs, stairs to landing, doors leading to:

Lounge/kitchen/diner

33' 2" max x 16' 10" max (10.11m max x 5.13m max)

Lounge Area

Double glazed window to front elevation, television point, telephone point

Kitchen/diner Area

Double glazed bi-fold doors to rear elevation leading to garden, central kitchen island with induction hob and extractor fan over, breakfast bar, matching wall and base units with work tops over, integrated electric double oven, radiator, sink with drainer, door to utility room/annex kitchen

Utility Room/annex Kitchen

9' 4" max x 8' 8" (2.84m max x 2.64m)

Double glazed window to rear elevation, wall and base units with work tops over, sink with drainer, plumbing for washing machine, door to bedroom two.

Bedroom Two/annex Room

13' 1" max x 12' 6" max (3.99m max x 3.81m max)

Double glazed window to front elevation, carpeted, radiator, door to annex lobby

Annex Lobby

Doors leading to annex room/bedroom two, door to shower room, door to side elevation leading to garden

Shower Room

Double glazed window to rear elevation, shower cubicle, wash hand basin, WC, tiling

Landing

Stairs from hallway, doors leading to:

Bedroom One

22' 5" x 13' 1" max (6.83m x 3.99m max)

Double glazed window to rear elevation, fitted wardrobes, radiator

En-Suite

Double glazed window to front elevation, freestanding bath, shower area, wash hand basin, WC

Bedroom Three

11' 9" x 10' 10" (3.58m x 3.30m)

Double glazed window to rear elevation, radiator, carpeted

Bedroom Four

12' 2" x 9' 11" into door recess (3.71m x 3.02m into door recess)

Double glazed window to front elevation, radiator, carpeted

Bedroom Five

8' 10" x 7' 6" (2.69m x 2.29m)

Double glazed window to rear elevation, radiator, carpeted

Family Bathroom

Double glazed window to front elevation, bath with mixer taps, shower cubicle, WC, wash hand basin, tiling

Externally

Front

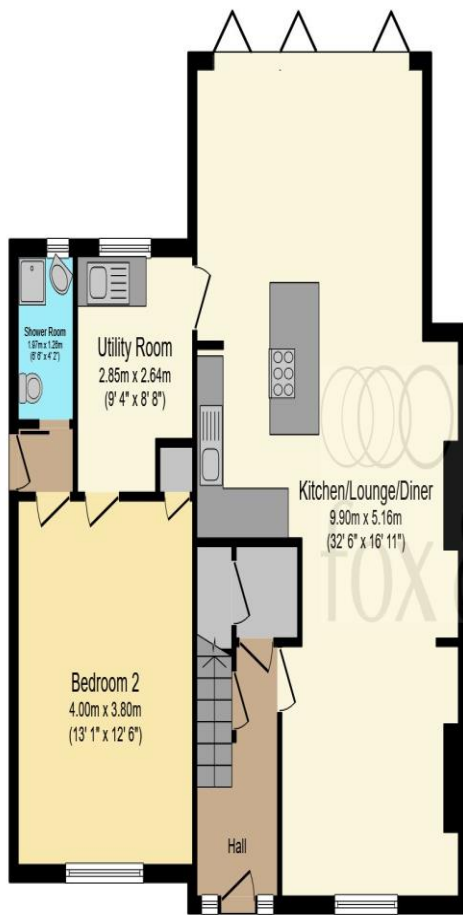
Dropped kerb providing parking access, stone shingle driveway, lawn area

Side

Mainly laid to lawn leading to front and rear gardens

Rear

Patio area, fence enclosed, outside tap, south facing, storage shed



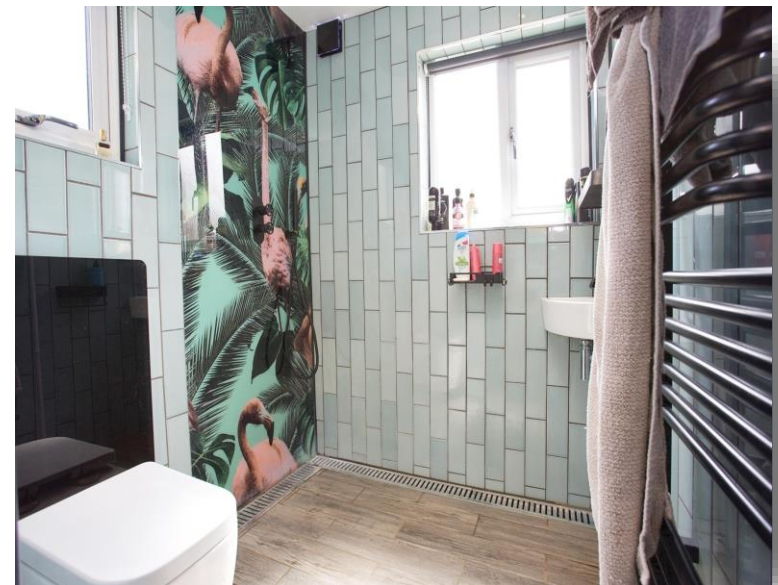
Ground Floor



First Floor

Total floor area 160.3 sq.m. (1,726 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.



welcome to
Gosport Road,
Stubbington, Fareham

- Four bedrooms plus one bedroom annex
- Numerous improvements throughout
- Great views over Daedalus
- Self-contained annex
- Four piece en-suite to master bedroom

Tenure: Freehold EPC Rating: C

offers in excess of

£675,000



view this property online fox-and-sons.co.uk/Property/FHM106358



Property Ref:
FHM106358 - 0006

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



01329 288425



Fareham@fox-and-sons.co.uk



2-4 West Street, FAREHAM, Hampshire, PO16 0BH



fox-and-sons.co.uk