



Grafton Close, Gosport, PO12 4GD

welcome to

Grafton Close, Gosport

-- Four Bedroom Detached Family Home -- Situated in Priddys Hard - Sought After Location -- En-Suite to Bedroom One -- Modern Fitted Kitchen -- Garage & Driveway Parking -- Cul-De-Sac Location -- ** Complete Chain Ahead **

Entrance Hall

UPVC door to front access, bamboo flooring, radiator, door to:

Cloakroom

Wash hand basin, wc, extractor, tiled walls and flooring.

Lounge

17' 6" x 10' 5" (5.33m x 3.17m)

UPVC double glazed window to front elevation, stairs to first floor landing, understairs cupboard, radiator, bamboo flooring, archway to:

Dining Room

10' 7" x 8' 7" (3.23m x 2.62m)

UPVC double glazed French style doors to conservatory, bamboo flooring, radiator, door to:

Kitchen

10' 10" x 8' 9" (3.30m x 2.67m)

UPVC double glazed window to conservatory, matching wall and base units, stainless steel sink and drainer unit, integrated oven and microwave, hob with extractor hood over, integrated fridge/freezer, cupboard housing gas boiler, tiled surrounds.

Conservatory

23' 3" x 8' 8" (7.09m x 2.64m)

UPVC double glazed window to side and rear elevation sliding UPVC double glazed patio door to rear garden, air conditioning unit, door to kitchen.

First Floor Landing

Airing cupboard housing hot water tank, radiator, doors to:

Bedroom 1

15' 3" x 9' (4.65m x 2.74m)

Two UPVC double glazed windows to front elevation, fitted wardrobes, two radiators, door to:

En-Suite

UPVC double glazed window to front elevation, shower cubicle, wash hand basin, wc, radiator, extractor, tiled walls.

Bedroom 2

10' 6" x 9' 2" (3.20m x 2.79m)

UPVC double glazed window to rear elevation, fitted wardrobe, radiator.

Bedroom 3

9' max x 8' 9" max (2.74m max x 2.67m max)

UPVC double glazed window to rear elevation, fitted wardrobe, radiator.

Bedroom 4

7' 9" x 6' 10" (2.36m x 2.08m)

UPVC double glazed window to front elevation, radiator.

Bathroom

UPVC double glazed window to side elevation, bath with shower over, wash hand basin, wc, tiled walls, extractor, radiator.

Outside

To the front the garden has a driveway providing off road parking, shingle section, mature plants and side pedestrian access. To the rear the garden is laid to patio with side pedestrian access, laid to



lawn, raised planters, outside tap, outside socket and enclosed to perimeters.



view this property online fox-and-sons.co.uk/Property/GOS113716



welcome to

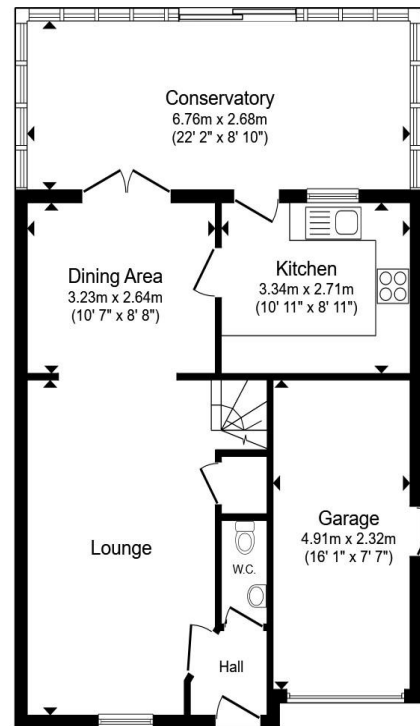
Grafton Close, Gosport

- Four Bedroom Detached Family Home
- Situated in Priddys Hard - Sought After Location
- En-Suite to Bedroom One
- Modern Fitted Kitchen
- Garage & Driveway Parking

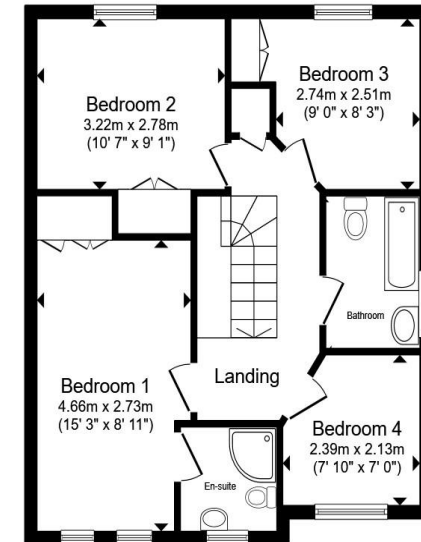
Tenure: Freehold EPC Rating: C

Council Tax Band: E

£440,000



Ground Floor



First Floor

Total floor area 125.6 m² (1,352 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



view this property online fox-and-sons.co.uk/Property/GOS113716



Property Ref:
GOS113716 - 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.

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.



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk