

Heritage Way, Priddys Hard, Gosport,
Hampshire, PO12 4FG

£310,000



Town House
Two Reception Rooms
Separate Utility Room
Family Bathroom And Cloakroom
Garage With Parking In Front

Four Bedrooms
Kitchen
Two En-Suite Shower Rooms
Newly Carpeted Throughout
PVCu Double Glazing And Gas Central Heating

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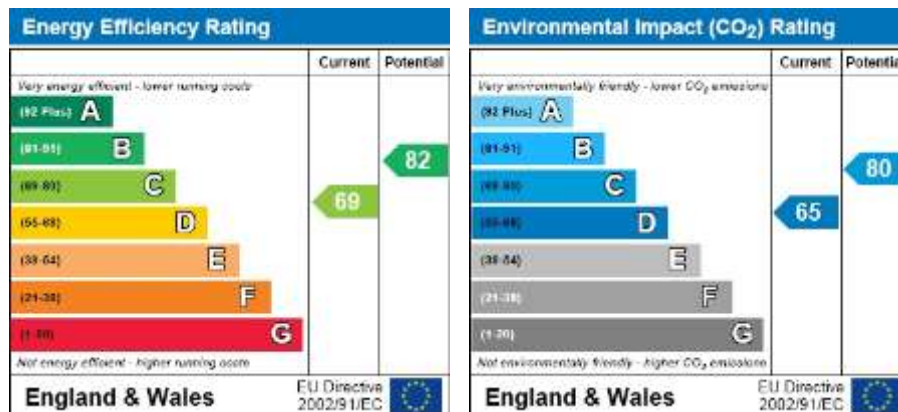
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Entrance Hall	Front door with etched panel, radiator, understairs cupboard, stairs to 1st floor, coved ceiling.
Cloakroom	With low level WC, hand basin, tiled splashbacks, radiator, extractor fan.
Kitchen	15'10" (4.83m) x 7'9" (2.36m) 1½ Bowl stainless steel sink unit, wall and base units with worksurface over, built-in oven, 4 ring gas hob with extractor canopy above, plumbing for dishwasher (dishwasher to remain), double radiator, space for fridge/freezer (fridge/freezer to remain), PVCu double glazed window.
Utility Room	10'7" (3.23m) x 6'5" (1.96m) Single drainer stainless steel sink unit, base units with worksurface over, plumbing for washing machine (washing machine to remain), space for dryer (to remain), tiled splashbacks, extractor fan, door to garden, radiator.
ON THE 1ST FLOOR	
Landing	Access to 2nd floor, single radiator.
Lounge	14'7" (4.45m) x 16'7" (5.05m) Into Recess, 2 PVCu double glazed windows, fire surround with electric fire, 2 double radiators, coved ceiling.
Shower Room	Shower cubicle, low level WC, vanity hand basin with cupboard under, single radiator, extractor fan.
Bedroom 3	11'3" (3.43m) x 7'3" (2.21m) PVCu double glazed window, double radiator.
Bedroom 4	10'3" (3.12m) Into Recess x 6'10" (2.08m) PVCu double glazed window, radiator.
ON THE 2ND FLOOR	
Landing	Airing cupboard, access to loft space.
Bedroom 1	14'6" (4.42m) x 11'9" (3.58m) 2 PVCu double glazed windows, double radiator.
En-Suite Shower Room	Shower cubicle, vanity hand basin with cupboard under, low level WC, tiled splashbacks, shaver point, extractor fan.
Bedroom 2	14'6" (4.42m) x 10'3" (3.12m) PVCu double glazed window, radiator.
Bathroom	Panelled bath with mixer tap, vanity hand basin with cupboard under, low level WC, double radiator, tiled splashbacks.
OUTSIDE	
Front Garden	With iron rail and gate, lawn and borders.
Rear Garden	With decorative stone area, lawn, flower and shrub borders, timber pedestrian gate which gives access to the garage which has a hardstanding in front.



Directions

From the A32 and the double set of roundabouts by Fort Brockhurst proceed into Elson along Elson Road. At the traffic lights turn right into Heritage Way, proceed through the next set of traffic lights, where the property will be found on the left hand side a short distance before Vanguard Road.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.