

Northcroft Road, Gosport,
Hampshire, PO12 3DR

GUIDE PRICE
£230,000



Three Bedroom Semi Detached Bungalow

A Property That Is Deceptive Of Its Size
And Facilities On Offer

Extended Accommodation

Two Bathrooms

L Shaped Lounge

Conservatory

15`8 x 9`9 Kitchen And Utility Area

Gas Central Heating And PVCu Double
Glazing

18`4 x 10`7 Garage and Off Road Parking

Bay House School Catchment

023 9258 5588

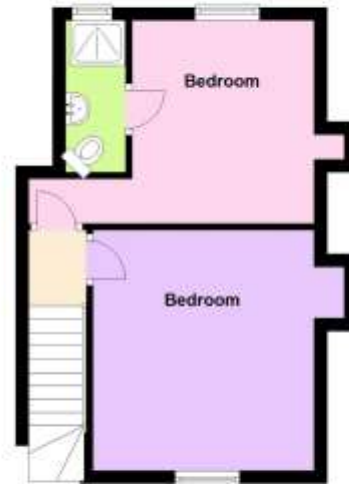
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Ground Floor



First Floor



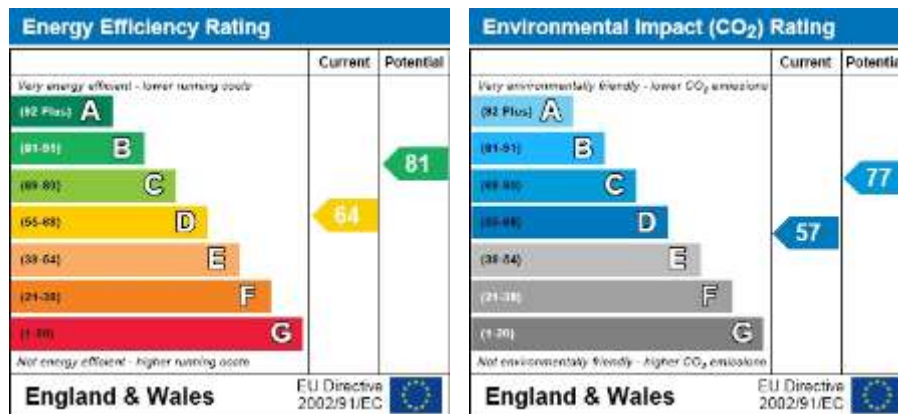
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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 49 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door with leaded panel, ceramic tiled floor, PVCu double glazed window, flat ceiling, Georgian style oak finish glazed door to:
Inner Hall	Radiator, flat ceiling, Georgian style oak finish door to lounge.
Bedroom 1	16'9" (5.11m) Into Bay x 9'4" (2.84m) PVCu Double glazed window, radiator, built-in cupboard with meters.
Lounge	16'8" (5.08m) x 13'9" (4.19m) Narrowing To 9'8" (2.95m) L shaped, PVCu double glazed window, radiator, flat ceiling, stairs to 1st floor, hardwood patio door to conservatory.
Conservatory	7'9" (2.36m) x 5'10" (1.78m) PVCu double glazed window, radiator, 2 wall lights, carpeted, polycarbonate roof.
Kitchen	15'8" (4.78m) x 9'9" (2.97m) Comprising sink unit, wall and base cupboards with worksurface over, gas cooker point with extractor hood above, plumbing for washing machine, plumbing for dishwasher, tiled splashbacks, PVCu double glazed window, ceramic tiled floor, radiator, flat ceiling, cupboard housing wall mounted gas combination boiler.
Utility Area Off	14'5" (4.39m) x 4'5" (1.35m) PVCu double glazed door to sideway and door to garden, ceramic tiled floor, space for fridge/freezer, flat ceiling, door to garage.
Bathroom	13'10" (4.22m) x 6'10" (2.08m) A 4 piece white suite comprising Jacuzzi corner bath, separate shower cubicle, pedestal hand basin, low level WC, 2 PVCu double glazed windows, radiator, 1/2 tiled walls, flat ceiling.
ON THE 1ST FLOOR	
Landing	
Bedroom 2	11'2" (3.4m) x 9'3" (2.82m) Plus Recess, PVCu double glazed window, radiator, flat ceiling.
En-Suite Shower Room	White suite of shower cubicle, hand basin, low level WC, chrome heated towel rail, PVCu double glazed window, ceramic tiled floor, flat ceiling.
Bedroom 3	12'3" (3.73m) x 11'3" (3.43m) PVCu double glazed window, radiator, flat ceiling.
OUTSIDE	
Front Garden	With tarmac driveway with double iron gates.
Rear Garden	With lawn and decking area, PVCu door to rear service road.
Garage	18'4" (5.59m) x 10'7" (3.23m) 2 PVCu double glazed windows, cantilever door, power and light.



Directions

From our office proceed out of Gosport along Stoke Road and around the one way system following the road as it forks to the left into Bury Road. At the traffic lights turn right into Anns Hill Road and just before Anns Hill arch turn left, proceed down the side of the arch and forking left into Middlecroft Lane. Take the 2nd turning right into Northcroft Road, where the property will be found towards the far end on the left hand side.



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.