

House Farm Road, Gosport,  
Hampshire, PO12 3TF

£342,000



Detached Bungalow  
16`10 x 12`0 Lounge  
Gas Central Heating

Full Width Workshop / Sun Room To Rear  
Of Property

Two Bedrooms

Modern Wet Room

Long Private Driveway To Detached  
Garage

No Forward Chain

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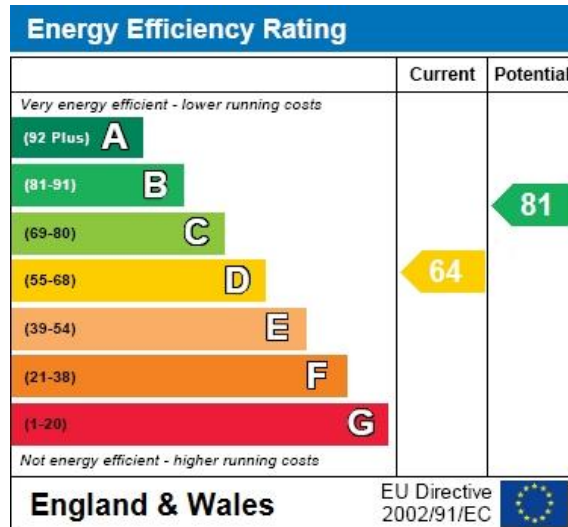
## Ground Floor



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Entrance Porch	PVCu double glazed windows and door, hardwood part glazed door to:
Entrance Hall	With PVCu double glazed window, radiator, meter cupboard, access to loft space with pull down loft ladder.
Lounge	16'10" (5.13m) x 12'0" (3.66m) plus bay, PVCu double glazed window, 2 radiators, marble style fireplace with electric fire.
Kitchen	12'6" (3.81m) Max x 11'6" (3.51m) Max Comprising 1 1/2 bowl sink unit, wall and base cupboards with worksurface over, gas cooker point, plumbing for washing machine, space for fridge and freezer, wall mounted gas central heating boiler, tiled splashbacks, PVCu double glazed window and door to side, airing cupboard, larder cupboard.
Bedroom 1	11'10" (3.61m) x 11'6" (3.51m) PVCu double glazed window, radiator, built in double cupboard.
Bedroom 2	11'11" (3.63m) x 9'5" (2.87m) PVCu double glazed window, radiator, fitted wardrobe.
Wet Room	Modern suite of shower cubicle, vanity hand basin, W.C. with concealed cistern, 2 PVCu double glazed windows, tiled floor and walls, chrome heated towel rail, wall mounted fan heater, under floor heating, extractor fan, medicine cabinet with light.
<b>OUTSIDE</b>	
Front Garden	With lawn and flower / shrub borders, tarmac driveway.
Detached Garage	
Rear Garden	Paved for low maintenance with inset borders, workshop/summer house to the rear which is the full width of the garden and divided into 3 sections 9`3 x 7`4, 14`0 x 7`2 and 9`3 x 7`4. PVCu double glazed windows and door, polycarbonate style roof.





Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.