

5 Hill Park Road, Gosport,
Hampshire, PO12 3EB

£265,000



Newly Repaired & Renovated
Two Reception Rooms
Kitchen
Garage
Newly Decorated & Carpeted

Three Bedrooms
First Floor Bathroom
Conservatory
PVCu Double Glazing & Gas Central Heating
No Forward Chain

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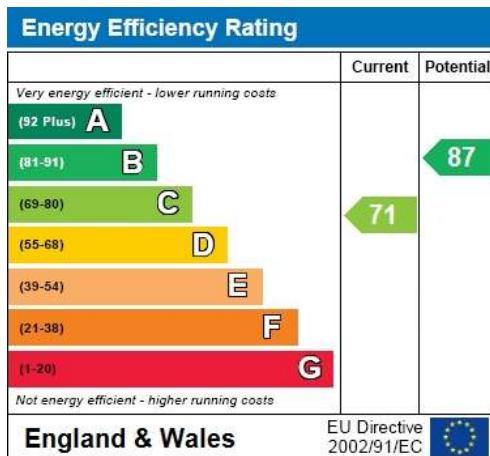
Entrance Hall	PVCu double glazed front door and windows, radiator, laminate flooring, stairs to first floor.
Lounge	13'0" (3.96m) Into Bay x 10'1" (3.07m) PVCu double glazed window, radiator.
Dining Room	12'4" (3.76m) x 9'8" (2.95m) Timber door and window leading to conservatory, radiator.
Kitchen	12'3" (3.73m) x 5'10" (1.78m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, space for fridge/freezer, laminate flooring, tiled splashbacks, understairs meter cupboard, door to:
Conservatory	14'8" (4.47m) x 5'2" (1.57m) PVCu double glazed window and door to garden, polycarbonate roof, plumbing for washing machine.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	13'7" (4.14m) Into Bay x 10'1" (3.07m) PVCu double glazed window, radiator.
Bedroom 2	12'5" (3.78m) x 9'6" (2.9m) PVCu double glazed window, radiator, cupboard with wall mounted gas central heating boiler.
Bedroom 3	7'2" (2.18m) x 5'6" (1.68m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, shower screen, low level W.C., pedestal hand basin, chrome heated towel rail, tiled splashbacks, PVCu double glazed window.
OUTSIDE	
Front Garden	With wall and iron gate, paving, inset borders.
Rear Garden	With lawn, shingled borders, concrete path, rear pedestrian gate to service road.
Detached Garage	
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Agents Note	This property was recently involved in a fire and renovations have been carried out under insurance. Currently the council tax band has been deleted, but it probably will be a band B.

Tenure

Freehold.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.