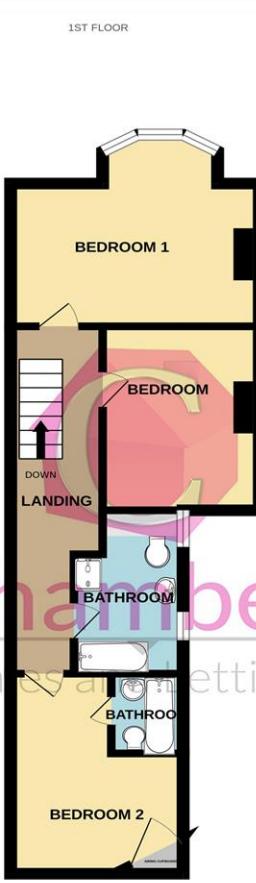
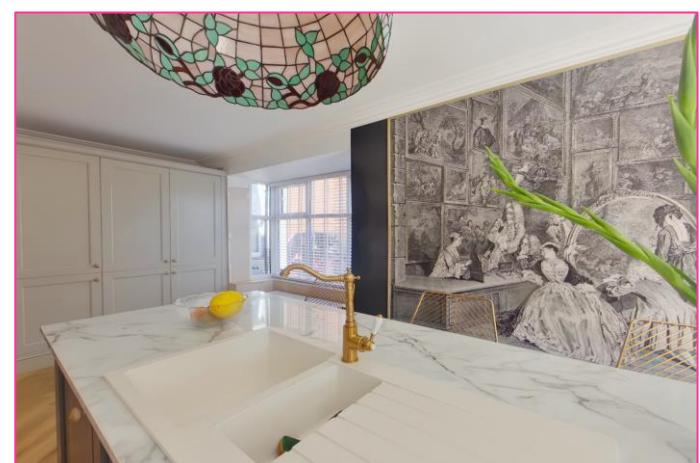




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FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation

Disclaimer property details

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.

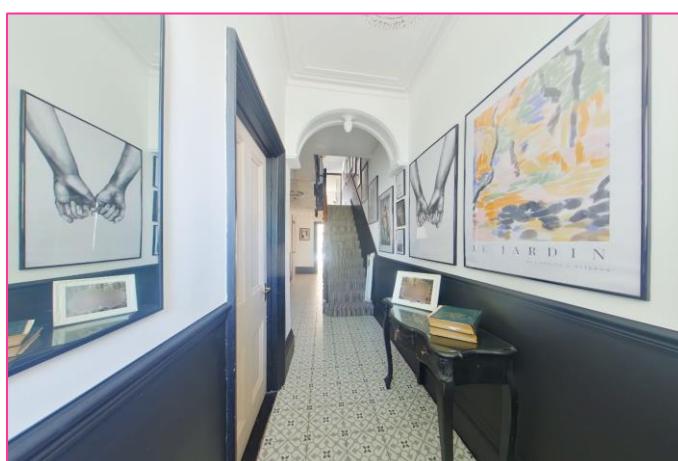


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13 Bury Road Gosport Gosport PO12 3UE

£550,000

A larger than average six bedroom family home across three floors that has benefited from a number of improvements such as, a fantastic re-fitted kitchen/breakfast room with bi-fold doors, double glazed windows all updated within four years, gas boiler updated in 2021, re-carpeted and decorated. The property briefly comprises two further reception rooms, cloakroom, three bedrooms on the first floor with en-suite and family bathroom with the second floor offering a further three bedrooms and shower room. The outside benefits a large paved driveway leading to a further paved area, landscaped rear garden leading to a large workshop. This property is conveniently located to Stoke Road with easy access to both Gosport Ferry and local school. Call to arrange a viewing today to take a look at this generous family home. 01329 665700.

Front Door

Into:

Entrance Hall

Windsor grey patterned ceramic tiles from Boutique stone, radiator, under stairs storage with gas meter, further cupboard, stairs to first floor. Doors to:

Cloakroom

Lounge 16' 0" x 13' 4" into Bay (4.87m x 4.06m)
Ornamental coved ceiling with ceiling rose, radiator, PVCu bay double glazed window to front elevation with shutters, open featured fire, doors open into:

Dining Room 14' 2" x 11' 4" (4.31m x 3.45m)
PVCu double glazed window to rear elevation, radiator, ornamental coved ceiling, feature fire surround.

Kitchen/Breakfast Room 23' 5" x 11' 2" (7.14m x 3.41m)

Modern re-fitted Ashington Beaded Hardwood kitchen in stone and graphite with Calacatta work surfaces, Natural oak herringbone laminate flooring, Integrated dishwasher and fridge freezer and a utility cupboard with plumbing for washing machine and space for tumble dryer, space for range cooker with Antique bronze mirrored tiles, bay window to side and bi-fold doors open to rear garden, breakfast bar with space for stools, inset sink.

First Floor Landing

All landings and stairs re-carpeted, doors to:

Bedroom 1 16' 3" x 17' 7" into Bay (4.95m x 5.36m)
Ornamental coving with decorative ceilings, featured wall paneling PVCu double glazed bay window and further window to front elevation with fitted shutters, open fire surround, re-carpeted.

Bedroom 2 14' 10" x 11' 3" (4.52m x 3.43m)
Skimmed ceiling, PVCu double glazed window to rear elevation, access to airing cupboard, loft space, radiator. Door to:

En-suite Bathroom

Suite comprising panel bath with mixer taps and shower, WC, wash basin, extractor fan, skimmed ceiling with spot lights, tiled flooring.

Bedroom 3 13' 10" x 11' 4" (4.21m x 3.45m)
PVCu double glazed window to rear elevation, skimmed ceiling, hard flooring.

Second Floor Landing

Access to loft void. Doors to:

Bedroom 4 12' 10" x 10' 1" (3.91m x 3.07m)
PVCu double glazed window, radiator.

Bedroom 5 14' 1" x 11' 4" (4.29m x 3.45m)
PVCu double glazed window, radiator.

Bedroom 6 9' 4" x 7' 2" (2.84m x 2.18m)
PVCu double glazed window, radiator.

Shower Room

Shower cubicle with shower, wash hand basin, WC, PVCu double glazed window to rear elevation, tiled splash backs.

Outside

Frontage

A fully paved frontage offering off road parking for several vehicles. Leading to:

Paved Hardstanding

Further hard standing behind the timber double gates. Leading to:

Rear Garden

Mainly laid to lawn with patio area, shrub borders, access to large workshop to the rear of the garden.

