Asking Price £310,000

Stoners Close, Gosport PO13 0SH

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THE ESTATE AGENTS

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HIGHLIGHTS

- Extended three-bedroom family home
- No onward chain
- Spacious open-plan lounge/diner
- Hybrid wood and pellet-burning stove
- Ground-floor shower room with WC
- First-floor family bathroom
- Rear vehicle access
- Additional family room
- Enclosed rear garden

AN EXTENDED THREE-BEDROOM FAMILY HOME | NO ONWARD CHAIN | OPEN-PLAN LIVING | TWO BATHROOMS | REAR VEHICLE ACCESS | HYBRID WOOD / PELLET STOVE

Situated on the outskirts of Gosport, close to local schools, this extended three-bedroom family home is offered for sale with no onward chain and provides spacious and versatile accommodation arranged over two floors.

The ground floor comprises an open-plan living area featuring a lounge/diner with an attractive hybrid wood and pellet-burning stove, a fitted kitchen with separate utility room, an additional family room and a downstairs shower room with WC.

On the first floor, there are three well-proportioned bedrooms together with a family bathroom.

Outside, the property benefits from an enclosed rear garden with the added advantage of rear vehicle access.

Further benefits include double glazing, gas central heating, the hybrid wood/pellet stove and the convenience of no onward chain, making this an ideal opportunity for buyers looking for a family home with flexible living space.

Call today to arrange a viewing
02392 004660
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PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS SHOWER ROOM & WC
5'4" x 7'8" (1.63 x 2.36)

LOUNGE
14'5 x 12'10 (4.39m x 3.91m)

KITCHEN/DINING ROOM
18'6" x 21'3" (5.64 x 6.50)

UTILITY ROOM
4'7" x 5'8" (1.42 x 1.75)

FAMILY ROOM
13'9" x 10'1" (4.21 x 3.09)

LANDING

BEDROOM 1
9'6" x 13'1" (2.92 x 4.00)

BEDROOM 2
10'10" x 10'5" (3.32 x 3.19)

BEDROOM 3
8'11" x 9'9" (2.72 x 2.99)

BATHROOM
7'6" x 8'4" (2.31 x 2.55)

Outside

ENCLOSED REAR GARDEN

FREEHOLD - Council Tax Band B

AML - Anti Money Laundering Procedure
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Financial Services
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

Buyer Verification
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

Recommended Solicitors
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Disclaimer Statement
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

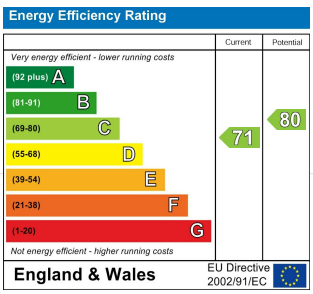
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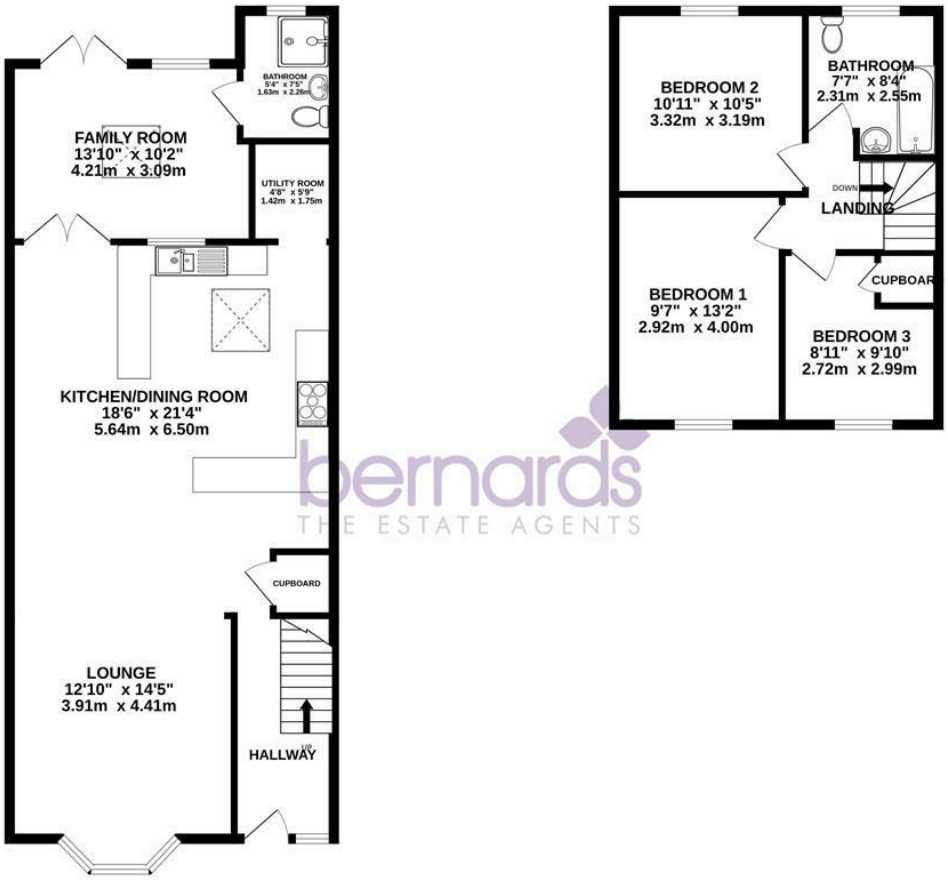




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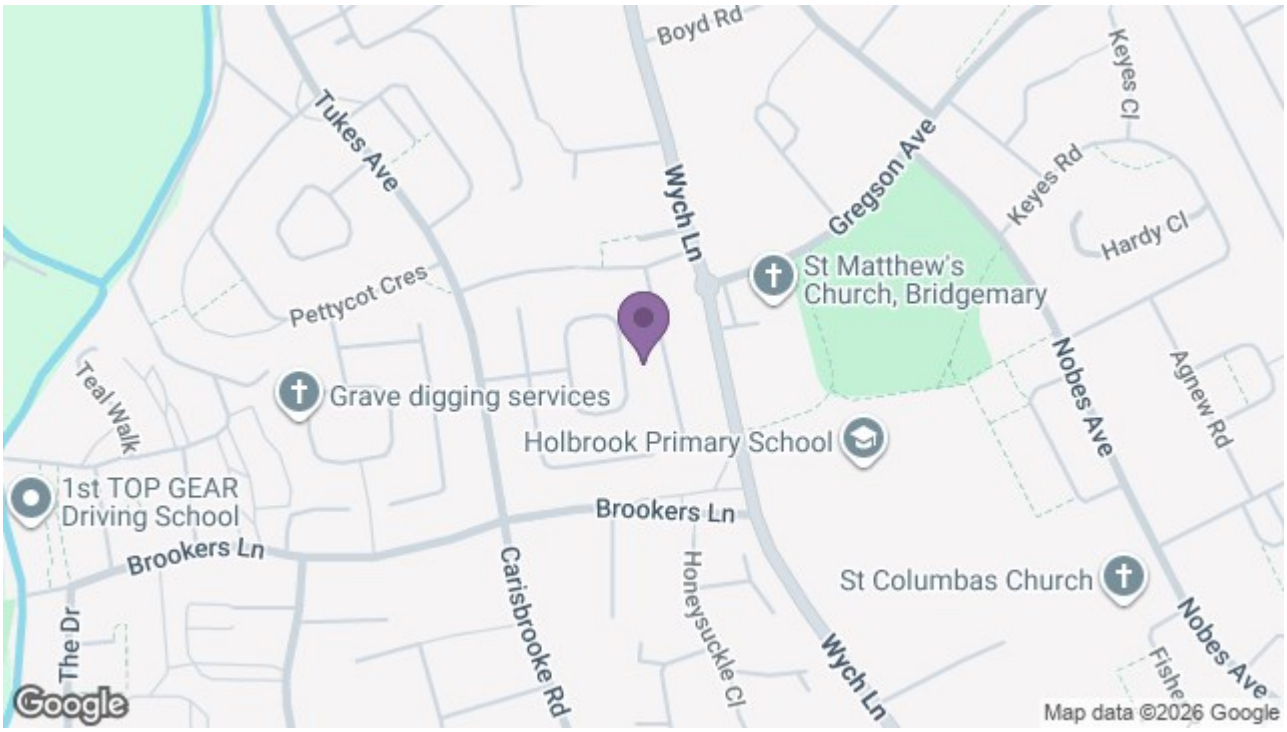
GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.8 sq.m.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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