



75 Gosport Road, Lee-On-The-Solent, Hampshire, PO13 9DP

Asking Price: £325,000

To be advised

Eckersley White are proud to offer for sale this 2/3 bedroom semi-detached house in the popular location of Gosport Road. Situated moments from the beach and seafront and within easy reach of the High Street shops and facilities. This semi-detached has recently been renovated and has new double-glazed windows and is in good neutral decor order throughout. An early viewing comes strongly recommended but by Strict Appointment Only.

Property

The accommodation comprises:

Entrance via front door into:

Entrance Hall:

Obscure double-glazed window to front aspect, doors to a reception room, downstairs shower room and lounge. Stairs to landing, understairs storage cupboard, wall-mounted radiator and laminate flooring.

Reception Room/Bedroom: 14'4 x 10'10 into the Bay (4.37m x 3.30m)

Double-glazed Bay window to front aspect, radiator and carpet flooring.

Open-plan Lounge/Kitchen Area: 17'7 x 13'6 (5.36m x 4.11m)

Double-glazed window to side aspect, fitted kitchen and roll-top work surfaces, breakfast bar, cupboard housing the combination boiler, integrated electric over and hob with extractor hood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, integrated wine cooler and plinth lighting. There is an electric feature fire, radiator and laminated flooring. An opening into:

Conservatory: 15'10 x 10'5 (4.83m x 3.17m)

Double-glazed windows to rear and side aspects, French doors leading to rear garden, wall-mounted radiator and laminate flooring.

Landing:

Loft hatch, double-glazed window to side aspect, doors to two bedrooms and family bathroom and carpet flooring.

Bedroom: 11'6 x 9'6 (3.51m x 2.90m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		



Double-glazed window to rear aspect, storage in the eaves, radiator and carpet flooring.

Bedroom: 14'4 x 8'5 (4.37m x 2.57m)
Double-glazed window to front aspect, storage in the eaves, radiator and carpet flooring.

Bathroom:
Obscure double-glazed window to side aspect, enclosed bath, low-level WC, wash hand basin with cupboard under, heater towel rail and laminate flooring.

Outside:

Front Garden:
Driveway providing off-road parking, outside tap, outside power point and access to the garage.

Rear Garden:

Enclosed by panel fencing and a brick wall, raised decking area, mostly laid with shingle, rear access via timber gate, access to garage via timber gate.

Garage:

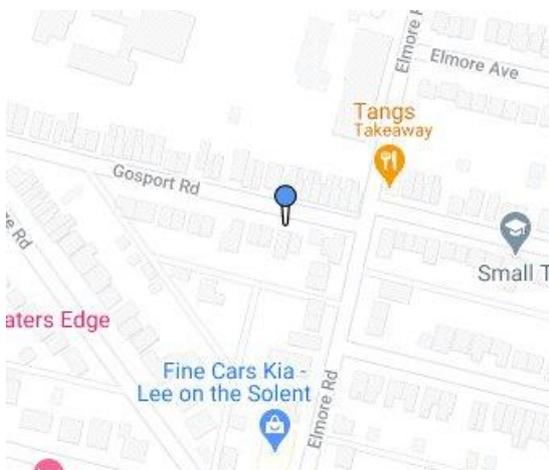
Metal up and over door with power and lighting.

Charges

Council Tax Band: C



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



Directions

Proceeding away from our office in the High Street, continue on into Cambridge Road, a continuation of the High Street and Gosport Road can be found on the left hand side. Number 75 is as you go down Gosport Road, on the right hand side.

Eckersley White - Lee-on-the-Solent

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.