

Total floor area 166.0 m² (1,767 sq.ft.) approx.
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Gilkicker Road, Gosport PO12 2UN



welcome to

Gilkicker Road, Gosport

Six Bedroom Semi-Detached Family Home ** Currently Split into Two x Three Bedroom Houses ** Dual Living/ Annex Accommodation ** Desirable Alverstoke Location ** Garage & Off Road Parking ** Immaculately Presented ** Landscaped Rear Gardens ** Two Kitchens & Two Bathrooms **

Front Garden

Frontage was a recently laid wit resin bonded drive, in charcoal and white inlaid with feature coloured lights.

Entrance Hall

DG front door and (side panel to front elevation), solid oak Dordogne to kitchen and lounge with glass, Black vertical rad, Kardean flooring, door to understairs cupboard housing gas and electric meters. Stair to first floor clad in Kardean with chrome finishing edging, bespoke staircase.

Lounge

12' 10" max x 10' 9" max (3.91m max x 3.28m max)
DG to front elevation, with wood feature gas fire with chrome edging, Kardean flooring with inlays, white vertical rad.

Kitchen / Diner

16' 11" max x 10' 10" max (5.16m max x 3.30m max)
DG window to rear elevation, DG french door with side panel to rear elevation. Kardean flooring, with feature edging, integrated fridge, freezer, integrated barrister style coffee machine, all integrated appliances Neff, integrated washing machine and slimline DW, Corian worktop with return end, downlighters to ceiling and speaker, lighting under wall and base units. black rad, and feature part panelled wall with vertical panel.

On The First Floor

Black vertical radiator, all doors to bedrooms are solid oak Dordogne, loft hatch with pull down ladder.

Bedroom 1

12' 9" max x 10' 3" max (3.89m max x 3.12m max)
DG to front elevation, vertical white Rad.

Bedroom 2

9' 5" max x 9' 1" max (2.87m max x 2.77m max)
DG to rear elevation with Rad, fitted wardrobes

Bedroom 3

9' 3" max x 6' 6" max (2.82m max x 1.98m max)
DG to front elevation, rad, panelled door to inbuild cupboard with handing rail.

Bathroom

DG to rear, free standing Bath, with feature waterfall tap with shower attachment, shower enclosure with spa style wall jet and watering can head, basin with vanity unit, back to the wall WC with enclosed cistern, integrated speaker to the ceiling.

Enclosed Rear Garden

Porcelain patio, fencing enclosing, DG patio doors to garage, currently in two section, Hot tub, astro turf 60mm, outside lights, feature wall section, outside lights, with electric sun canopy.





Garden Room

Workshop

Annex Sitting Room

17' 4" max x 12' 2" max (5.28m max x 3.71m max)
 DG front door, Rad, leading to lounge with stairs to first floor door leading to kitchen, diner.

Annex Kitchen / Diner

17' 4" max x 11' 9" max (5.28m max x 3.58m max)
 DG French door to rear elevation, DG win to rear elevation, fitted kitchen, downlighters, Sonos media entertainment system with ceiling mounted speaker, panelled door to cupboard.

Annex First Floor

Panelled door to bedrooms, rad.

Annex Bedroom 1

10' 2" max x 9' 3" max (3.10m max x 2.82m max)
 DG to side elevation, wardrobes to remain, DG window and high level to rear elevation, Rad



Annex Bedroom 2

12' max x 8' 4" max (3.66m max x 2.54m max)
 DG to front elevation, rad.

Annex Bedroom 3

7' 7" max x 7' max (2.31m max x 2.13m max)
 DG to front, Rad, high level door to cupboard.

Annex Bathroom

Annex Enclosed Rear Garden

Low maintenance garden with decking and astro turf. enclosed by a fence and gate.



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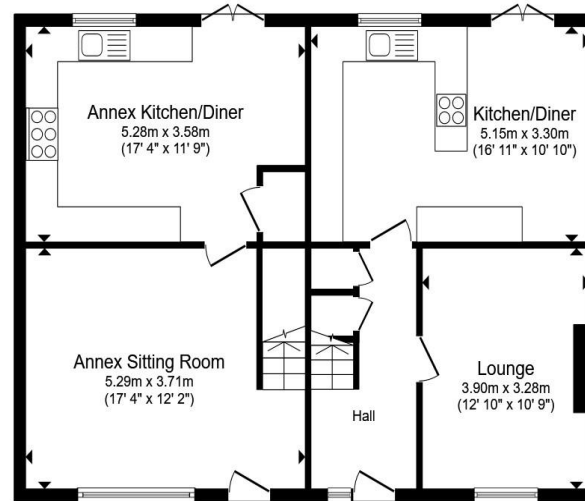
Gilkicker Road, Gosport

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- Dual Living/ Annex Accommodation
- Desirable Alverstoke Location
- Garage & Off Road Parking

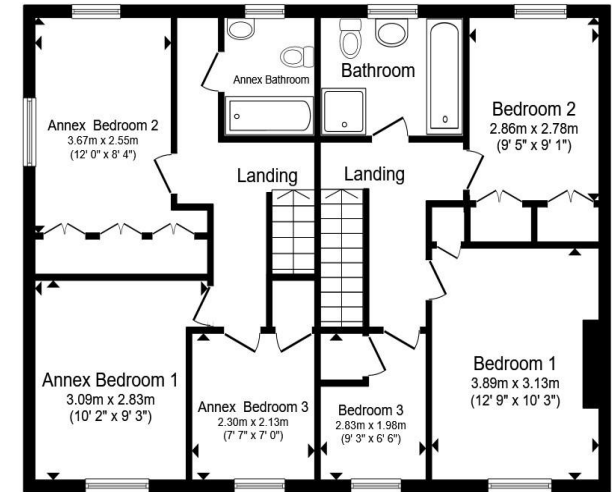
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£700,000



Ground Floor



First Floor

Total floor area 166.0 m² (1,787 sq.ft.) approx

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