



GUIDE PRICE
£575,000 - £600,000
Priory Road
Hardway, Gosport, Hampshire, PO12 4LF

PROPERTY SUMMARY

An opportunity has arisen to purchase this beautifully presented family home overlooking the Hardway Foreshore. This fantastic property has so much to offer including four double bedrooms, three reception rooms, log cabin with veranda offering stunning waterfront views, generous sized garden, parking, double glazing, gas central heating and so much more. Located on the popular Priory Road a short walk from local amenities and transport links this property really does need to be viewed to fully appreciate all it has to offer. Call our Gosport office now to arrange an internal inspection.





SITTING ROOM 14' 1" x 10' 10" (4.29m x 3.3m) Log Burner, plantation shutters, wood flooring, fitted cupboards, wooden French doors leading to:

DINING ROOM 14' 2" x 9' 11" (4.32m x 3.02m) Wooden flooring, William Morris whimsical willow wallpaper, wall panelling, stairs to first floor with build in storage.

KITCHEN 24' 10" x 13' 10" (7.57m x 4.22m) Granite worktop, breakfast bar, fitted wine chiller, duel fitted oven, five ring hob, integral x2 fridge, x2 freezer, dish washer, washing machine, tumble dryer, oak flooring, French doors leading to:

GARDEN ROOM 14' 9" x 11' 8" (4.5m x 3.56m) Oak flooring, French doors to garden.

WC WC, Butler sink, towel rail.

STAIRS & LANDING

MASTER BEDROOM 14' 1" x 10' 10" (4.29m x 3.3m) Plantation Shutters, dado rail, period fire place, carpeted.

BEDROOM TWO 12' 9" x 9' 3" (3.89m x 2.82m) French Doors with Juliet Balcony, views overlooking waterfront, Oak flooring.

BEDROOM Three 10' 10" x 8' 11" (3.3m x 2.72m) Views over waterfront, sky lights.

BEDROOM Four 13' 6" x 12' 8" (4.11m x 3.86m) Waterfront views, fitted wardrobes, carpeted.

BATHROOM Four piece suite, traditional towel radiator, tiled, spot lights.

SUMMER HOUSE 21' 2" x 10' 10" (6.45m x 3.3m) French doors, electric and lighting, waterfront views, wood burning stove.

GARDEN Waterfront access, suspended viewing platform offering waterfront views, Jacuzzi, power, mature shrubbery and grounds.

PARKING Parking Space, electric car charging point, block paving driveway.





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk