



GUIDE PRICE  
**OIEO £245,000**  
**Lyndhurst Road**  
Gosport, Hampshire, PO12 3QY

Situated in a popular cul-de-sac a short walk from local amenities and favourable schools is this beautifully presented extended family home. This must see property has so much to offer including three generous bedrooms, two reception rooms, open plan modern kitchen/diner, cloakroom, first floor bathroom, off road parking and so much more. Call our Gosport office now to arrange an internal inspection to fully appreciate all this fantastic home has to offer.

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**ENTRANCE PORCH**

**LOUNGE** 17' 1" x 11' 1" (5.23m x 3.38m)

**KITCHEN/DINER** 17' 1" x 11' 1" (5.23m x 3.39m)

**SUN ROOM** 7' 5" x 13' 11" (2.27m x 4.25m)

**CLOAKROOM**

**FIRST FLOOR LANDING**

**MASTER BEDROOM** 11' 1" x 11' 3" (3.38m x 3.45m)

**BEDROOM TWO** 9' 9" x 11' 1" (2.98m x 3.38m)

**BEDROOM THREE** 8' 2" x 6' 11" (2.50m x 2.13m)

**BATHROOM**

**GARDEN** 40' 3" (12.28m)



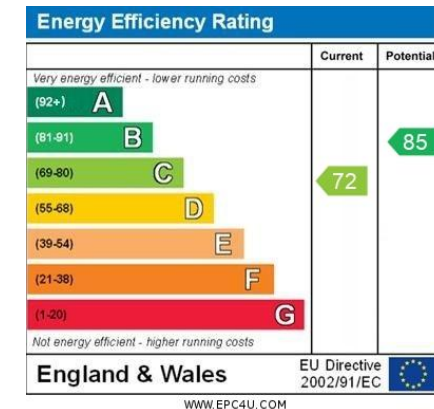


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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



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