

**White &  
Brooks**

GOSPORT



**42 Howe Road, Gosport, Hampshire, PO13 8GR**

**Offers in excess of:  
£280,000**

# 42 Howe Road, Gosport, Hampshire, PO13 8GR

We are delighted to present this modern well-presented home that offers three double bedrooms, two bathrooms and downstairs WC. It has two dedicated off-road parking spaces, a compact enclosed front garden and a surprisingly large garden to the rear.

The Living Room is neutrally decorated with pale grey wood effect flooring and French doors that lead into the fully enclosed rear garden.

The contemporary kitchen comprises a range of matching wall and base units, electric oven with gas hob, space and plumbing for both washing machine and dishwasher, there is also a dining area with a window overlooking the front of the property.

Upstairs there are three bedrooms, one of which has an ensuite shower room, together with a family bathroom.

This property is situated within proximity to Alver Valley Country Park, and within the catchment of several local schools.

Council Tax Band: C

- 3 Bedrooms
- Living Room
- Kitchen Diner
- 2 Parking Spaces
- En Suite
- Family Bathroom
- Enclosed Rear Garden
- Popular Family Location



GROSS INTERNAL AREA  
TOTAL: 78 m<sup>2</sup>/842 sq ft  
GROUND FLOOR: 39 m<sup>2</sup>/418 sq ft, FIRST FLOOR: 39 m<sup>2</sup>/422 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, PLEASE MEASUREMENT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>91</b>
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## White and Brooks - Gosport

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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.