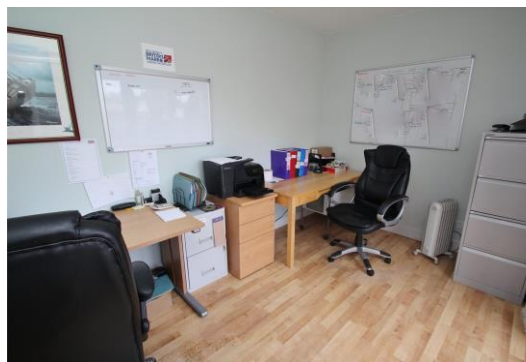


# 72 Layton Road

Gosport | Hampshire | PO13 0JQ



Guide Price: £240,000 - £250,000

**Chapplins**  
A family business



## A family business

### Overview

- Three bedroom semi detached
- Off street drive way parking
- Private rear garden
- Converted office space
- Extended
- Shortened garage
- Gas central heating
- Double glazed throughout



***GUIDE PRICE £240,000 - £250,000. No forward chain. A fantastic three bedroom semi-detached family home. The property is presented to a good standard and boasts generous living accommodation, off street parking, private rear garden and converted office space to the rear of the garage.***



On approach there is a gravel drive way offering off street parking for multiple vehicles and side vehicle and pedestrian access also. Through a UPVC door there is a porch which then opens into a generous extended lounge diner with stairs to the first floor landing. To the rear of the property there is an open plan modern kitchen/diner with French doors opening to a private rear garden and separate door allowing side access. The rear of the garage has also been converted to an office space with courtyard garden and cloakroom. On the first floor there are three good sized bedrooms and modern fitted shower room.



Outside;

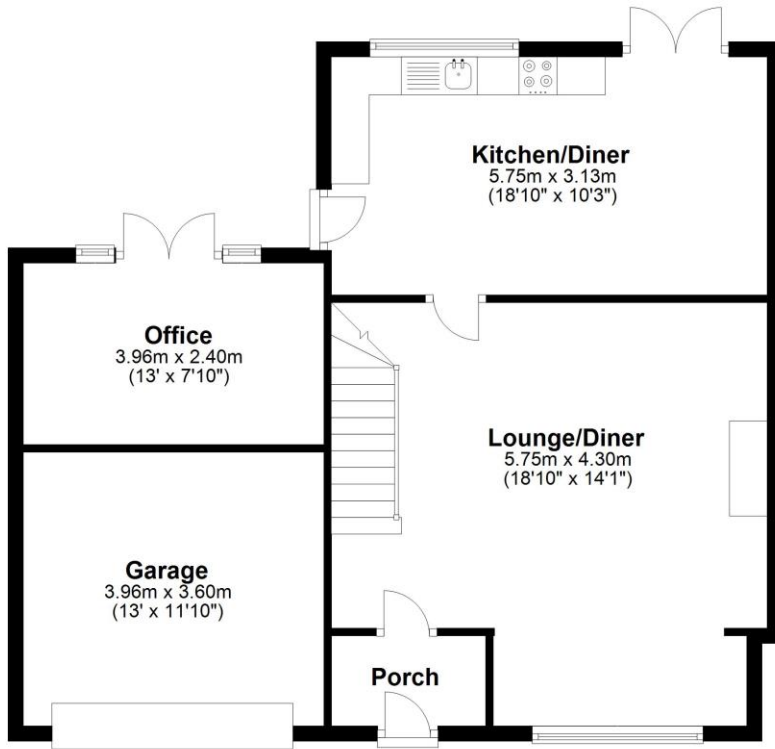
To the front of the property is a gravel drive way with a red brick wall boundary offering off street parking for multiple vehicles and also vehicle access to the rear. There is a private rear garden with patio area leading from the kitchen diner. Through a wooden gate is a further courtyard garden in front of the converted office space which also allows access to the outside cloakroom.



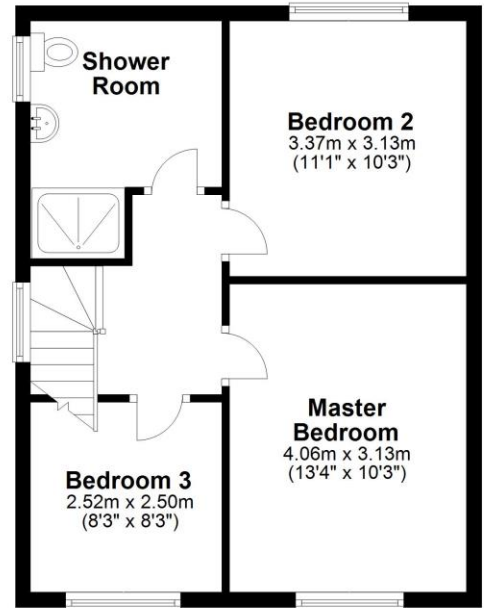
## Directions

Directions: from Fareham town centre proceed along the A32 towards Gosport. Stay in the left hand lane and once the dual carriage way becomes single (still on the A32) take the third turning on the right into Wych Lane. Continue along the road and take the first exit at the roundabout onto Gregson Avenue and then your first right onto Nobes Avenue and then your third left onto Layton Road. the property can then be found on the left hand side as indicated by our for sale board.

**Ground Floor**



**First Floor**



Total area: approx. 118.4 sq. metres (1274.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>84</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Chapplins

A family business

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This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS) / VENDOR QUESTIONNAIRE.**  
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability, the vendor questionnaire (which is available at our office) and make an appointment to view before travelling to see a property.