



**£277,500**  
**72 Gosport Road**  
Lee-On-The-Solent, PO13 9EN

## PROPERTY SUMMARY

A three bedroom end of terrace house, presented in a charming condition throughout, in our opinion. The kitchen/dining area is a particular feature and the stripped floorboards create a 'cottage feel'. There is also side and rear access to the garden. Subject to the relevant planning consents, the loft could be converted into a room as it is currently boarded with heating and two Velux windows. Please do call to arrange a viewing appointment without delay!





**LOUNGE 14' 10" x 14' 2" (4.52m x 4.32m)**

**DINING AREA 14' 2" x 9' 8" (4.32m x 2.95m)**

**KITCHEN 14' 3" x 8' 10" (4.34m x 2.69m)**

**LANDING**

**BEDROOM ONE 14' 1" x 11' 7" (4.29m x 3.53m)**

**BEDROOM TWO 11' x 9' (3.35m x 2.74m)**

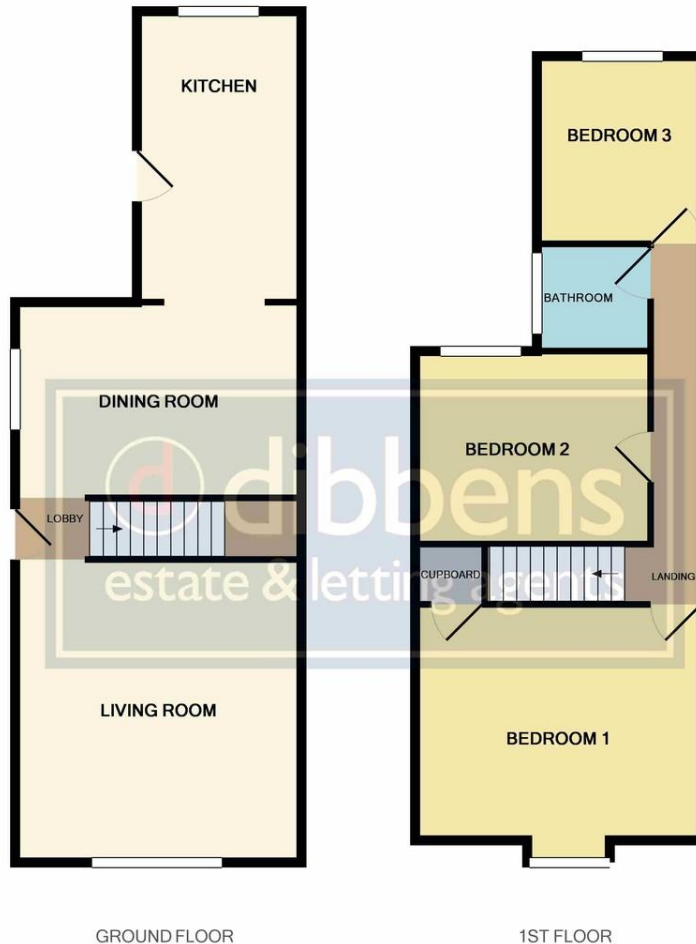
**BEDROOM THREE 8' 10" x 7' 8" (2.69m x 2.34m)**

**BATHROOM**

**REAR GARDEN**

**AGENTS NOTE Council Tax Band B**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**LOCAL AUTHORITY**  
 Gosport Borough Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band B

**VIEWINGS**  
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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